

Grandview Villas - HOA Board Meeting Minutes

6.16.22 @ 6:30pm MST

Location: [Remote via ZOOM - Recurring Monthly Link](#)

Call to order: Meeting called to order by Will O'Donnell @ 6:36 MST

Attendees:

- Board Members: Lauren Klopfenstein (Secretary), Mark Winkler (Treasurer), Will O'Donnell (President), Elisa Kuriyagawa (Member at Large)
- Owners Present: Randy Babuska, Karen and Wes Champion
- Remote Participants:

Reading of Minutes: [5.19.22 VGVillas HOA Agenda](#)

- Secretary: Lauren Klopfenstein
 - Amendments: No
- Motion to Accept: Mark Winkler, Will O'Donnell seconds

President's Report:

- 205 Concrete Update - Finished but there is conversation about the steepness of the pan maybe painting yellow stripes so people don't park in front of the stairwell.
- 205 Roofing and Venting (Plumbing) update - Shingles are to be delivered today or tomorrow and they will start the roofing process on Monday. The roofing company and the plumbing company decided it would be best to do the roofing now and in the fall the plumber will come and install the new vents and the roofer will come back and patch as necessary and still guarantee the roof. An email will be sent to all 3rd floor units letting them know when the plumber is coming, they will have to have access to their units.
- Grand Lake Town meeting about short term rentals and what it means for our community - The town decided that they will be enforcing the no short term rental for condos that are zoned multi-family high density attached properties which Grand View Villas falls under. They made the mistake of issuing licenses this year and they decided they will honor those but **will not approve any new STR licenses at this time**. The renters that got their

licenses this year by mistake have been grandfathered in but if they sell their property the license will not be forwarded to the new owners. 30 days and longer rental is allowed, that does not fall under this ordinance.

Treasurer's Report:

- **Account Balances as of 15 Jun 2022:**
 - Operating = \$88,800.19
 - Reserves = \$116,388.72
- **Profit & Loss as of [31 May 2022](#):**
 - Net Income to Operating = **(\$3,292.91)**
 - Net Income to Capital Reserves = \$53.26
- **Aging Report as of {date} (Month Ending xxx): \$0 (>90 days); \$12.27 (61-90 days); \$0 (31-60 days); \$200.00 (1-30 days)**

Unfinished Business:

- **Close on Architectural Review Issue (May 2020) - email will be sent reminding all homeowners that live on the first floor that any land that goes beyond the concrete area is common area and does not belong to the homeowner so furniture, BBQ grills, flower pots or any other items can not be placed in that area for long periods of time, that area is common area and needs to be left clear for safety reasons.**
- **Cleanup Day (June 25)**
 - **Material Order (River Rock and Mulch) - Will is working on this**
 - **Food - Because of lack of volunteers for cleanup day, BBQ is canceled, we are going out to lunch.**
 - **Thank you Mark for all your hard work mowing and weed wacking. **We still can't find anyone to mow and weed wack so please, if you are willing, lend a hand and mow, pull weeds, whatever. This is your property as well. Please call Will to get the lawn mower and the weed wacker.****
- **Insurance review update**
 - **[Full set of Q&A](#)**
 - **One of the garage buildings was not on the policy. It has been added.**
 - **Two unnecessary coverages were removed.**
 - **We are likely under-insured. We are currently covered for \$300/sq ft. AmFam recommends \$400/sq ft due to high rebuild costs in Grand County. Cost for the remainder of Policy year (until 16 Sep 2022) is**

an increase of \$1280. Premium for 2022-2023 Policy would increase from \$19,945 to \$24,531 (an increase of \$4,586 or \$95.54 per owner). Need a decision from the Board on the path forward. Motion to approve: Lauren Klopfenstein, Mark seconds, passes unanimously.

- We are insured for only \$15,000 for fences (\$10k basic + \$5k additional because of our Condominium Endorsement). This may be inadequate to cover catastrophic loss. Increasing basic coverage to \$25,000 for fences would increase the premium by \$172 (for upcoming policy year). \$35,000 of coverage would cost \$286 and \$50,000 of coverage would cost \$457. Mark will get back to Stephanie about the condo endorsement and how this affects these costs.
- We are insured for only \$2500 in trees/landscaping. AmFam does not offer any additional coverage. This amount is inadequate for replacement in event of catastrophic loss.
- [Attorney Review Items](#)
 - Declarations
 - Proposals
 - Bylaws
 - [First Amendment to Bylaws \(2019\)](#) - ever enacted?
- Annual Meeting Update
 - Board Positions up for re-election
 - President (two-year term)
 - Member-at-Large (two-year term)
 - Vice-President (one-year term)
 - Bylaws changes (sent to lawyer for review)
 - Declaration changes(sent to lawyer for review)
 - Proposals (sent to lawyer for review)

New Business:

- Review [Reserve Study document](#)
 - Preliminary review with CAR held 06/14
 - CAR to update contributions info and return to us for additional review before it is Final.
- Fence repair issue - Bldg 207.

Meeting Adjourned: Motion: Lauren Second: Mark Adjourned at: 8:39