

**Grandview Villas - Annual HOA Board Meeting Agenda
7.24.22 @ 11am MST**

Location:The Grand Lake Center

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

Call to order: Meeting called to order by Will O'Donnell @ 11:09 MST

Attendees:

- **Board Members:** Lauren Klopfenstein (Secretary) (309), Mark Winkler (Treasurer) (106), Will O'Donnell (President) (101), Elisa Kuriyagawa (Member at Large) (108)
- **Owners Present:** Randy Babuska (112), Bill Klopfenstein (309), Sandia Bruton (110), Dawn Dobson (108), Chrismichelle Zolcik (315), Bruce Speake (311), Alex and Raquel Salinas (303)
- **Remote Participants:** Jon and Jean Lovitt (203), Joe and Sharon Kissell (202), Jim Greener (209), Karen Champion (204), Wojciech Zolcik (315)
- **Vote by Proxy:** Mark Hense (107), Chelsea & Geoffrey Allen (307), Danny and Delma Apodaca (115), Miriam Trudell (306)

Reading of Minutes:

- **Secretary:** Lauren Klopfenstein
- **Motion to Dispense:** Wojciech Zolcik, Will second, motion carries

President's Report:

Thanks for Clean up Day - Will thanks all involved, Lauren and Bill, Bill and Sandia, Mark and Sheila, Randy Babuska, Dawn and Elisa, Wojciech

Capital expenditures update: 305 roof has been replaced, 305 concrete was poured and should fix the water drainage away from middle stairwell. During the winter we ask that during the day you not park close to the stairwell to let the sun melt any snow.

Our units are zoned multi-family and that zoning does not allow short term rentals. The town will honor this year's current licenses but will not approve any others. If you do not have a license to rent your unit through the town you are not

allowed to rent your unit. We are unclear if they will renew any licenses January 1. We currently have 8 issued licenses, 7 out of those 8 are in compliance with GVVilla rules, the 8th one is working on becoming compliant. The town is working on getting tougher on STR's following rules. They are wanting to get a real feel for how many short term rentals are in Grand Lake and if they need to change anything on their end.

Treasurer's Report:

- **Account Balances as of 22 Jul 2022:**
 - Operating = \$29,993.03
 - Reserves = \$80,431.44
- **Profit & Loss as of [30 Jun 2022](#):**
 - Net Income to Operating = **(\$4,734.93)**
 - Net Income to Capital Reserves = **(\$97,607.70)**
- **Aging Report as of 30 Jun 2022 (Month Ending Jun 2022): \$12.27 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)**

- **Preview of potential increases to 2023 HOA Dues**
 - Operating will be driven by large insurance increase of ~\$5000/year to get us to a rebuild of \$400/sqft (this added ~\$25/quarter per unit)
 - Reserves will be driven by increase to try to get closer to 70% funded profile recommended by Community Association Reserves (will be discussed during New Business)
 - Bottom line - Although the actual numbers will be calculated by the Finance Committee this fall during the Annual Budget setting & review, it is my belief that you should be prepared for dues increases in the 10%-15% range this year (and possibly for the next 2-3 years).

Unfinished Business:

- **STR Update - see above**

- **Bylaws and Declaration changes**
 - We will have Notice and Hearing this fall - there are many things that are not relevant anymore, we would like to update or delete them. We are working with the lawyer to put together the list to change. You will be able to vote on this, hope to have it to you this fall.
 - Ballots will be mailed to all unit owners for voting.

New Business:

- **2022 [Reserves Study](#)**
 - **Current Funding Status is “weak”**
 - **Driven largely by 2 factors:**
 - 1) many years of non/under funding of reserve accounts which began to be addressed ~5-7 years ago
 - 2) timing of ~\$100,000 of reserve spending on three projects: 1) Re-roofing of Bldg 205; 2) concrete replacement and drainage for bldg 205; 3) 50% deposit on Re-venting for Bldg 205
 - **Current Contributions are slightly less than recommended by Community Reserves (this was a conscious decision during the 2022 budget process)**
 - **Community Reserves recommends a more aggressive contribution plan during the next 5 years with reserve increases of ~9% annually just to reach a “fair” current funding status**

- **Vote for 2022-2023 slate of Directors**

Chrismichelle nominates Wojciech Zolcik for Vice President and the current list of board members. Dawn Dobson has motioned and Bruce Speake has second, motion passes

Talking about doing a Fall Cleanup as well, more info to come.

Talking about coming up with a list of things that need to be done to maintain the complex. This list would be sent to everyone and it would include a specific amount of time for every unit owner to participate in. If you can not participate physically there will be other things that can be done.

Please feel free to pull weeds, sweep, pick up rocks in the courtyard or anything you see, please help the community out and help. Let’s take care of our homes!

Please remember to put out the fire in the fire pit so it is cold to the touch. THE FIREPIT IS NOT ALLOWED FOR SHORT TERM RENTERS. Please please let your renters know.

**Meeting Adjourned: Motion: Will O'Donnell Second: Mark Winkler Adjourned
at: 1:00pm**