

Grandview Villas - HOA Board Meeting Minutes

8.18.22 @ 6:30pm MST

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

Call to order: Meeting called to order by Will @ 7:41MST

Attendees:

- Board Members: Lauren Klopfenstein (Secretary) (309), Mark Winkler (Treasurer) (106), Will O'Donnell (President) (101), Elisa Kuriyagawa, Wojciech Zolcik (Vice President)
- Owners Present: Mike Killian, Jon Lovitt, Dawn Dobson
- Remote Participants:
- Vote by Proxy:

Reading of Minutes:

- Secretary: Lauren
- Motion to Accept Dispensing minutes from June:

President's Report:

- LTRS, adding plumbing vent replacements - end of the month Will is meeting with Grand Lake Plumbing to go over them replacing the heat vents end of September. An email will go out to all 3rd floor units to let them know the plumbers will have to be in their unit.
- Letter to unit 115 owner to direct them to fix fence - Mark motions for the board to write the letter letting them know they need to fix their fence or it will get torn down at their expense. Elisa seconds this motion.
- Purchasing stakes to mark obstacles for upcoming plowing season - Some gutters need to be replaced because of the plowing. Stakes need to be placed to protect obstacles from getting damaged during winter. Will will find a gutter guy.
- Pavement seal - Will will follow up with Grand County Asphalt Care and have them come assess our parking lot pavement. Looking to hire someone to do some chip seal in the cracks? It is in our budget to replace in 2030.
- Purchase Canadian Choke Cherry bushes in the Fall. Sage will check into pricing some Choke Cherry bushes, they are moose resistant, grow well,

can be groomed, don't grow too high. Utility company needs to come mark before any digging.

- Purchase signage for handicapped parking, no fire and one way signage. Will get signs to replace the current handicap parking signs. Jon Lovitt has volunteered to hang them. Hang some additional Parking by Permit signs as well.
- Policies & Procedures updates, fee in lieu of work day
- Need leases for long-term renters, Dawn was going to do a form
- Ask for volunteer to create a list of owners directory, get permissions - table for next meeting
- What are the town's rules for long-term rentals-Rentals over 30 days have no Town rules.
- Thanks to all that have mowed and trimmed, moved rock and mulch

Treasurer's Report:

- **Account Balances as of 17 Aug 2022:**
 - Operating = \$44,335.94
 - Reserves = \$80,451.91
- **Profit & Loss as of [31 Jul 2022](#):**
 - Net Income to Operating =\$12,064.60
 - Net Income to Capital Reserves = \$20.47
- **Aging Report as of (Month Ending Jul 2022): \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)**

Unfinished Business:

- From the annual meeting: 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. Table for next month

New Business:

- Propose that future Grandview Villas HOA Board meetings be scheduled for either the 4th Tuesday or 4th Wednesday of the month as opposed to the 3rd Thursday). This would hopefully allow time for financials to be completed and presented nearly 100% of the time. Selfishly, Mark also

wants to watch Thursday Night Football. Starting with the September meeting the new 4th Wednesday of each month.

- Insurance rates have almost doubled over the past two years. Not a surprise given the valuation of the condos, getting caught up to building prices in Grand County, and the general insurance hikes in CO after the 2020 fire in GL and the 2021 fire in Boulder County. Here is a [top line comparison](#) of what we have paid over the past 2 years as well as the new quoted price.
- Renters parking in garages - Talk about this further think about some creative ideas.
- Request landscape entry at corner of Bella Vista Ct and Sailboat Ln.
- Discuss owner request to install new windows - will look at bylaws for window replacement

Meeting Adjourned: Motion: Lauren Second: Mark Adjourned at: 8:54pm