

Grandview Villas - HOA Board Meeting Minutes

10.26.22 @ 6:30pm MST

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

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

Attendees:

- Board Members: Lauren Klopfenstein (Secretary) (309), Will O'Donnell (President) (101), Elisa Kuriyagawa (Member at Large) (108)
- Owners Present: Jean and Jon Lovitt, Dawn Dobson
- Remote Participants:
- Vote by Proxy:

Reading of Minutes:

- Secretary: Lauren
- Motion to Accept: Will Motion to Accept Dispensing minutes from September, Elisa Seconds, motions passes unanimously

President's Report:

- Landscape rock and mulch update - Having trouble getting someone with a skid steer to help but Will thinks he has someone that will help on Friday
- Update fan install in building 205 - all done
- Will is going to get on the roof and adjust the solar panel to face more south that runs the fan
- Heat Tape on building 205 - Will talked to a new electrician who looked at the wiring and found out that there are 2 different voltage; 110 and 220. Figured out which breaker controls which circuit. Not sure the heat tapes are working. Will scheduled the heat tape to turn on at 7am on the 9th. Brian Matzen, BGM Electric said he would work with us to figure out why it's not working if that is the case.
- Update Unit 115 fence staining - Fenced has been fixed and stained.
- Concentric Vent Update: Vents completed
- Painted fascia boards.
- Will set a trap for the critter in unit 204 and 205 and set up a game cam. Activity level has gone down, thinking they have gone into hibernation Will call Jim Hooks, critter control next spring.

- Discuss units putting in vinyl flooring - Our bylaws do not forbid them from replacing their flooring with vinyl. To avoid noise complaints we recommend using a high quality sound mitigating underlayment and any damage done to any pipes in the installation that causes flooding or any other issue to units below them, you are responsible for all damage. We also recommend that you use area rugs to dampen sound.
- Thanks to Lauren and Wojciech for ordering and hanging new signs. Thanks to Randy for the final year trimming
- Will is going to reach out to line up shoveling and snow removal

Treasurer's Report:

- Account Balances with United Business Bank as of 25 Oct 2022:
 - Operating = \$9115.48
 - Reserves = \$112,044.56
- Profit & Loss as of [30 Sep 2022](#):
 - Net Income to Operating = **-\$4,376.95**
 - Net Income to Capital Reserves = **-\$6,429.43**
- Aging Report as of 30 Sep 2022 (Month Ending Sep 2022): \$0 (>90 days); \$0.27 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)
- 2023 Budget and LTRP kickoff
 - Thanks to Will O'Donnell, Jean Lovitt, Joe Kissel and Dawn Dobson for volunteering to serve on the 2023 Budget Committee.

Unfinished Business:

- Update - New signage has been purchased and hung
- Update: Need leases for long-term renters, Dawn was going to do a form - table for next month
- Update on purchasing stakes for plow season - Will is working on it
- Window replacement update - TJ is planning on coming this weekend to measure. We have about 5 units interested in new windows.

New Business:

Meeting Adjourned: Motion: Lauren Second: Elisa Adjourned at: 8:21pm