

Grandview Villas - HOA Board Meeting Minutes

11.29.22 @ 6:30pm MST

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

Call to order: Meeting called to order by Will @ 6:32 MST

Attendees:

- Board Members: Lauren Klopfenstein (Secretary) (309), Mark Winkler (Treasurer) (106), Will O'Donnell (President) (101), Elisa Kuriyagawa (108)
- Owners Present: Jean Lovitt, Alex Salinas, Dawn Dobson, Joe Kissell
- Remote Participants:
- Vote by Proxy:

Reading of Minutes: [10.26.22 GVVillas HOA Agenda](#)

- Secretary: Lauren
- Motion to Dispense the reading: Will motions, Elisa seconds. Motion passes unanimously.

President's Report:

- Winter reminder letter to Unit Owners
 - Keep uncovered decks shoveled
 - Park in sunny spots when possible (especially in front of Bldg 205)
 - Apply sand when needed (use extra care near the dumpster and 205 drainage pan)
 - shovel/sweep
 - When cleaning off cars, try to move snow to main driveway
 - Other items
- Update on snow plowing/shoveling contract
- Update on Bldg 205 220V heat tape repair: We don't think they are working and hope to have Brian Matzen with BGM Electric come when he can get us in his schedule
- Update on Garage re-roofing estimates
- Update on rodent control: At this time we will revisit it in the spring. We will get a professional in the spring to come look at it. We are ordering a bucket

kind of trap that will be put into all crawl space. We are also hoping to hire a handyman which would be great to have someone to count on.

- Update of Bldg 203 Unit 301 Fan issue - The board reviewed the inspection performed by Grand Lake Plumbing looking for leaks in vents and nothing was noted at that time, so this must be fairly new. Board is looking into adding a vent to get condensation out.
- Will is going to check into what is wrong with the outdoor light

Treasurer's Report:

- Account Balances as of 29 Nov 2022:
 - Operating = \$20,057.68
 - Reserves = \$99,430.52*

* Note: There is an unpaid invoice from Gold Roofing for \$1,624.00 pending payment.
- Profit & Loss as of [31 Oct 2022](#):
 - Net Income to Operating = \$11,187.85
 - Net Income to Capital Reserves = \$3,081.04
- Total expenses to budget as of 31 Oct 2022: \$1,087.93 **under** budget
- Aging Report as of 31 Oct 2022 (Month Ending Oct): \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$645 (1-30 days)

Unfinished Business:

- Finalize and approve (for Notice and Comment during the December Annual Budget Ratification Meeting)
 - Finance Committee Meeting Minutes: [01 Nov 2022](#); [15 Nov 2022](#)
 - [Proposed 2023 Operating Budget](#)
 - [Proposed 2023 LTRP](#)
 - Proposed increase of 13% to Quarterly dues for 2023 (\$655 -> \$740).
 - Operating dues increase from \$328 to \$383 (16.8%)
 - Note: \$42 of the \$55 increase per Unit per Quarter (76%) is due to increased Insurance expense;
 - Capital Reserve dues increase from \$327 to \$357 (9.2%).
 - Upon Board Approval Owner notice and invitation to Dec Budget Ratification Meeting to be sent by mail from CMC. Treasurer will include a letter of explanation of the major changes and drivers along with the budget and LTRP.

- Lauren motions to accept the proposed 2023 budget as presented by the treasurer and the finance committee, 2nd by Elisa. Unanimously approved.
- Will motions to accept the proposed 2023 Long Term Replacement Plan presented by the treasurer and the finance committee, 2nd by Lauren. Unanimously approved.
- Date has been set for 12.27.22 Budget Ratification Meeting at 6:30
- **STR Policy changes (including fee structure) as discussed at October HOA Board meeting**
 - Draft of [Revised STR Policy](#)
 - Draft of [Revised STR Rules](#)
 - Note: These should probably be called “Rules and Regulations” instead of “Policies”
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 - **Additional consideration for inclusion in the Policy: “ Effective 01 Jan 2023 unit owners who engage in Short-Term Rentals (STR) of their units without getting complete and proper approval from the Town of Grand Lake and from the GVV HOA, subject to Notice and Hearing, shall be assessed a fine of \$2500 payable to the HOA as well as loss of right to apply for Short-Term Rental permits from the HOA for a period of 12 months from the date of the violation. Any amount collected in this manner, if not required to make up any shortfall in current year Operating Budget shall be transferred to Capital Reserves.”**
 - **If passed, these will need to update the Form for getting HOA approval so that Unit Owner applying for STR license acknowledges Annual Fee to be paid to GVV HOA. Additionally, upon approval, these should be sent to CMC for hard copy distribution (along with the 2023 Budget and LTRP) to provide for a period of Notice and Comment. The Board could then consider all input received prior to voting on these at the Dec 2022 meeting.**

New Business:

- **STR Update - Dawn, re: email received from Grand Lake. (see below)**
- **An email is being sent to Georgia to clarify if the garages can be used by renters. This is brought up as we recently were notified by the Town stating; the Town code states that a 2 bedroom unit in our complex requires 2 parking spaces which would require access to the garage and 1**

normal spot. Currently the board interpreted that the garages can not be rented out or used by STRs.

- **Article 10.1 Use Restrictions - need clarification by Georgia**

Meeting Adjourned: Motion: Lauren Second: Will Adjourned at: 9:10pm