

**Grandview Villas - HOA Budget Ratification Meeting Minutes  
12.27.22 @ 6:30pm MST**

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

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**Call to order: Meeting called to order by Will @ 6:40 MST**

**Attendees:**

- **Board Members:** Lauren Klopfenstein (Secretary) (309), Mark Winkler (Treasurer) (106), Will O'Donnell (President) (101), Elisa Kuriyagawa (108)
- **Owners Present:** Joe and Sharon Kissell, Jean and Jon Lovitt, Wes and Karen Champion, Erica and David Weir, Dawn Dobson, Randy Babuska
- **Vote by Proxy:** Wojciech Zolcik, Raquel and Alex Salinas, Geoff and Chelsea Allen

**Reading of Minutes: [11.29.22 GVVillas HOA Meeting Minutes](#)**

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

**President's Report:**

- Floor replacement discussion will table for another meeting
- Roof is going to be shoveled on Friday December 30th on all buildings where necessary, trying to do this more often to not get ice damns.

**Treasurer's Report:**

- **Account Balances as of 26 Dec 2022:**
  - Operating = \$18,541.67 Reserves = \$99,450.95
- **Profit & Loss as of [30 Nov 2022](#):**
  - Net Income to Operating = **-\$3,464.26**
  - Net Income to Capital Reserves = **-\$1,603.57**
- **Total expenses to budget as of 30 Nov 2022:** \$2,018.67 **under** budget
- **Aging Report as of 30 Nov 2022:** \$0 (>90 days); \$0 (61-90 days); \$655 (31-60 days); \$2820.00 (1-30 days)

## Unfinished Business:

## New Business:

- During the Nov, 2022 HOA Board meeting, the Board voted unanimously to accept the proposed 2023 Annual Operating Budget and LTRP for subsequent vote by the Unit Owners. Materials were sent to all Unit Owners by US Mail on Dec 5th, 2022. Additionally a detailed email was sent to all Unit Owners on Dec 5th with information about the 2022 Reserves Study. As of 26 Dec 2022, comments were received from two unit owners (Kenny, and Allen).
- Per Section 19.4 of the Grandview Villas Declarations, “Unless at that meeting the budget is rejected by a Majority Vote of the Unit Owners, the budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the Unit Owners shall continue until the Unit Owners ratify a new budget proposed by the Executive Board.”
- **Budget Ratification Vote**
  - [2023 Proposed Operating Budget](#)
  - **Mark Winkler entertains motion to approve. So moved by Will. Seconded by Elisa. Budget is/is not ratified by owners. Motion passes unanimously.**
  
  - [2023 Proposed LTRP](#)
  - **Mark Winkler entertains motion to approve. So moved by Will. Seconded by Elisa. Budget is/is not ratified by owners. Motion passes unanimously.**
  
- **Notice and Hearing for changes to Policies and Rules/Regulations:**
  - As of 26 Dec 2022, comments were received via email from three unit owners (Cronin, Weir, and Champion).
  - [GVV HOA Short-term Rental \(STR\) Policy](#)
    - **Vote by Board to adopt changes. Will moves to accept these changes, Mark seconds. Motion passes unanimously.**
  - [GVV HOA Parking Policy](#)

- Vote by Board to adopt changes. Elisa moves to accept these changes, Will seconds. Motion passes unanimously.
- [GVV HOA Rules and Regulations for Owners](#)
  - Vote by Board to adopt changes. Will moves to accept these changes, Elisa seconds. Motion passes unanimously.
- [GVV HOA Rules and Regulations for Short Term Renters and/or Unsupervised Guests](#)
  - Vote by Board to adopt changes. Elisa moves to accept these changes, Mark seconds. Motion passes unanimously.

**New Business:** We encourage all homeowners to attend our meetings, work parties, cleanups, get to know your neighbor. We benefit from getting to know each other. We need and want your help.

**Snow Removal:** People are doing a good job moving their cars if they know the snow removal company is coming to plow, especially anyone in building 205 as it does not get much sun. Please tell your guests or renters to move their car if the plow shows up. Also do not park between the signs where the plow puts the snow you might get towed, it's the only place to put snow.

**Meeting Adjourned:** Motion: Will    Second: Lauren    Adjourned at: 8:11