

## Grandview Villas - HOA Board Meeting Minutes

1.31.23 @ 6:30pm MST

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

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Call to order: Meeting called to order by Lauren Klopfenstein @ 6:30 MST

### Attendees:

- Board Members: Lauren Klopfenstein (Secretary) (309), Elisa Kuriyagawa (Member at Large) (108), Mark Winkler (Treasurer) (106)
- Remote Owners Present: David and Erica Weir, Raquel Salinas, Mike Killion

Reading of Minutes: [12.27.22 GVVillas HOA Meeting Minutes](#)

- Secretary: Lauren Klopfenstein
  - Amendments: None
- Motion to Accept: Mark and Elisa 2nds. Approved unanimously

### President's Report:

- Floor replacement discussion-an email will be sent to all of bldg. 207 to let them know the floor is about to be replaced. Reminder to owners replacing the floor to make sure the installer knows about the radiant heating and also notify the unit under to watch for water leaks.
- 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 - He wants to now wait until Spring. Shoveling is working for now and saving electricity
- Update on Garage re-roofing estimates-table for next month
- 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. Aaron will do this in the spring as it is too dangerous in winter.
- Will is going to check into what is wrong with the outdoor lighting. Aaron tried to fix it, might have to hire an electrician
- Update on purchasing stakes for plow season - we no longer need these

- Roof Shoveling will be done on Thursday and just a reminder to move your car on snow removal days so they can clean the parking lot - Elisa needs help with shoveling out her patio after the roof shoveling. Last time it dumped about 4 ft of snow on the patio. Sidewalks need to be shoveled as well.

#### Treasurer's Report:

- Account Balances as of 30 Jan 2023:
  - Operating = \$33,113.19
  - Reserves = \$99,472.07
- Profit & Loss as of [31 Dec 2022](#):
  - Net Income to Operating = **(\$9,452.15)**
  - Net Income to Capital Reserves = \$21.12
- Total expenses to budget as of 31 Dec 2022: **\$2,688.03 over budget (9.6% overrun)**
  - Major drivers: Fire Suppression System Maintenance **(\$4,626.50)**; Insurance Expense **(\$1,673.22)**; Snow Removal **(\$985.00)** Partially offset by: Building and Garage Maintenance (-\$3,271.78); Electric (-\$1,302.47); and Roof Inspection/Repair (-\$1,000.00).
- Aging Report as of 31 Dec 2002: \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)

#### Unfinished Business:

- Decision reached on implementation of STR Registration Fee. HOA Registration Fees will be collected on the anniversary date (renewal date) of the licensing with the Town of Grand Lake. Licenses issued prior to 01 Jan 2023 will be grandfathered for the interim period (not subject to the HOA Registration Fee) until renewal date. Dawn has notified all STR owners to give them all the info about the new fees and when they have to renew and pay the fee. Some of the owners questioned why the new fee and some were surprised by it even though it has been discussed in many meetings and it was sent out in a mailing to all homeowners. Our property management fees will be going up because of the extra time it takes to manage the STR's complaints. Elisa and Dawn will create an excel sheet for all complaints, time we are dealing with them and what the resolve was.
- Update: Need leases for long-term renters, Dawn was going to do a form - table for next month

- **Window replacement update - Lauren reached out to TJ again and he has found a different window distributor because the other one is not responding in a timely manner. We should see pricing soon.**
- **VP has resigned - we need a new volunteer, an email will be sent asking for volunteers. We are also thinking about adding a few more positions so we can spread out some of the work and those new places can specialize in certain things. Maybe have a board retreat to make a list of responsibilities for each position.**

**New Business:**

- **We are now going to call STR homeowners when there is a problem.**
- **New building signs that say, “No trailer or campers or snowmobile parking allowed.”**
- **Call a special meeting for all STR homeowners - Decided this was not a good idea**
- **Issue with parked silver-grey Honda SUV, CO plate AQC-H13 brought to attention of Board.**

**Meeting Adjourned: Motion: Lauren    Second: Mark    Adjourned at: 7:52**