

Grandview Villas - HOA Board Meeting Minutes

@ 6:30pm MST

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

Call to order: Meeting called to order by Will @ 6:33MST

Attendees:

- Board Members: Lauren Klopfenstein (Secretary) (309), Elisa Kuriyagawa (Member at Large) (108), Mark Winkler (Treasurer) (106)
- Owners Present: Dawn Dobson

Reading of Minutes: [1.31.23 GVVillas HOA Meeting Agenda](#)

- Secretary: Lauren Klopfenstein
- Motion to Accept: Mark and Elisa seconds

President's Report:

- Update on Garage re-roofing estimates - requested again, we are waiting
- Update - Will is going to check into what is wrong with the outdoor lighting on building 205. Aaron tried to fix it, Will has asked R&R Electric, waiting to hear from them
- Update - Roof Shoveling - fingers crossed we are done for the season. About \$2000 has been spent this year on roof shoveling
- Unit 303 leak is checking out dry at this time, we are going to get roof melt ice pucks
- Update - Unit 306 leak issue - Aaron will come look to see where the leak is coming from. If it is coming from above the attic, it is condensation from the cold and we will add insulation to help keep the pipes warm. If it is a leak in the pipe itself Aaron will fix it.
- Unit 106 and 306 have cracks in a wall. We need more info at this time to access what is causing it. We are going to get Tony Krempein, an engineer to do an assessment as soon as he is able and we schedule it again in 6 months if he recommends.
- Continuing problems with ice dams in the attic, one thing that might help is to switch out the can lights to LED cans, it creates less heat in the attic. And there is talk about adding more insulation but some spaces are so

small and tight it might have to wait until the roof is replaced so a layer of the roof can be removed and then insulation can be blown in. Also looking at other ways to save some money but still add more insulation where needed.

Treasurer's Report:

- **Account Balances as of 28 Feb 2023:**
 - Operating = \$28,765.64
 - Reserves = \$110,993.19
- **Profit & Loss as of [31 Jan 2023](#):**
 - Net Income to Operating = \$9,390.96
 - Net Income to Capital Reserves = \$17,157.12
- **Total expenses to budget as of 31 Jan 2023: \$1202.12 under budget**
- **Aging Report as of 31 Jan 2023: \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)**
- **3-year contract renewal with The Trash Company for continued service until Feb 2026 is in work.**

Unfinished Business:

- **Update: Need leases for long-term renters, Dawn was going to do a form**
- **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.**
- **Window Report: I have the pricing for new windows and installation, wondering how I should send out that info? An email will be sent.**
- **March meeting is canceled as we won't have a quorum.**

New Business:

Meeting Adjourned: Motion: Lauren Second: Mark Adjourned at: 8:42