

Grandview Villas - HOA Board Meeting Minutes

4.25.23 @ 6:30 pm MST

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

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

Attendees:

- Board Members: Elisa Kuriyagawa (Member at Large) (108), Mark Winkler (Treasurer) (106)
- Owners Present: Eira and David Weir, Dawn Dobson

Reading of Minutes: [2.28.23 GVVillas HOA Minutes](#)

Secretary:

- Motion to Accept: Will move to dispense with meetings of Feb. Mark seconds. Motion passes.

President's Report:

- Update on Garage re-roofing estimates - Correspondence from owner. We are not planning on replacing these until needed. We will respond to that effect. Will is going to find a bid to send to Mark.
- Update - outdoor lighting on building 205: Will does have an appointment with R and R Electric. Electricians will come in June to work on lights in 205, and 112. Will can also ask them to look at heat tape on Building 205.
- Unit 106 and 306 have cracks in a wall. Update- Also units 303, has been looked at by a contractor that Will knows. Looks like the building is settling. Not a major problem. Mark will continue to monitor crack in 106. Board will continue monitoring all cracks to see if more action should be taken.
- Continuing problems with ice dams in the attic-update - No ice dams came through this winter. Snow was taken off roofs twice. Shoveling the roofs does seem to help. (Condensation from bathrooms on upper units is probably caused by faulty damper on bathroom fan. Discussion about HOA replacing one fan to see if it does make a difference.) Will is going to have someone come and do some raking in the next couple of weeks. Board agreed.

- Mark reminded us about the larger projects this summer: Build shed, staining on 207, some concrete work. Will is going to make some calls for bids.

Treasurer's Report:

- Account Balances as of: 25 Apr 2023
 - Operating = \$49,154.87 (minus pending payment of \$3430.00 to ILM LLC)
 - Reserves = \$111,045.66
- Profit & Loss as of: [31 Mar 2023](#)
 - Net Income to Operating = **-\$5010.33**
 - Net Income to Capital Reserves = \$33.00
- As of 31 Mar 2023 Total expenses of \$22,988.47 to budget of \$22,550.80. Net: **Over** budget by **\$437.67 (1.94%)**.
- Action from Feb meeting to reinsert attic insulation into the LTRP. Used numbers from 2020 Budget (baselined at that time to be \$7000 per building). Forecasted out to doing one building in each year from 2024-2026. Reinserting these projects will require existing project movement (slippage) and/or higher than planned dues increases for years between now and 2030.
- Note regarding garage roof replacements: Bids are being sought so that we can properly forecast the cost for the LTRP. These were scheduled in the LTRP per the estimated useful life using methodology supplied by CAR. We will continue to evaluate the condition of the roofs and forecast scheduled replacements as needed. This could result in sliding the work to years further out in the plan than currently forecast. (Will is going to respond to unit owner concerning roof replacement concerns.)

Unfinished Business:

- Update: Need leases for long-term renters-update: Dawn sent out emails to those who are renting to long-term renters. Some have been completed and returned. Dawn will follow up with those who have not yet updated their information. Dawn created a Google form for HOA use.

New Business:

- Spring Workday? This year could be a clean-up day with going to a restaurant afterwards. Board will create a list of things that could be done for clean-up. We can designate a date to suggest owners work on this.

- **Erica and David Weir mentioned that they did not receive their money back from Heidi. Mark will contact Heidi and remind her to do that ASAP.**

Meeting Adjourned: Motion:Will moved Second: Mark Adjourned at: 7:30