

Grandview Villas - HOA Board Meeting Minutes

6.27.23 @ 6:30pm MST

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

Call to order: Meeting called to order by Will @ 6:38 MST

Attendees:

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

Reading of Minutes: [4.25.23 GVVillas HOA Agenda](#)

- Secretary: Elisa moves to dispense reading the April meeting notes, Mark seconds. There was not a meeting in May as we did not have a quorum.

President's Report:

- Update - outdoor lighting on building 205: Will described what needed to be done while on vacation. He changed out two of the fixtures and they are working correctly, there are still 2 more that need to be done. Will asked for suggestions to replace the other two, Will has not heard back. We are not sure if it is a wiring issue or just old fixtures. We have had different opinions.
- Update: Building 203, Unit 106 and 306 have cracks in a wall. Contractor looked at the crack and said it was from settling. An engineer is coming to make observations, set a baseline and then he will monitor it to make sure it does not get worse.
- Update: 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. The board has had email conversations about building this shed by Thomas at Full Paint. He gave us a bid to pour new concrete to make the pad bigger to build the shed on. We don't want that, it is ok to build it to fit the current concrete pad. Will is going to follow up with this and get a new bid.
- We are planning on restriping the parking lot since the lines have faded and people are not parking correctly.

- Talk about what to do with the concrete at front of some of the garages. The damage came from run off before the gutters were fixed. There is money in the budget to fix it. Will is going to reach out to an asphalt company to see if that is a solution.
- Will is going to get Sweet Peaks Gutters to come out and fix some of our gutters. We have rain barrels we want to put under the gutters to collect rain water.
- Will and Mark are going to replace a few cages in the dryer vents to prevent birds from building a nest.

Treasurer's Report:

- Account Balances as of 27 June 2023:
 - Operating = \$64,185.92
 - There is a payment pending for \$14,300.00 (deposit on building 207 staining work).
 - Reserves = \$96,810.63
- Profit & Loss as of [31 May 2023](#):
 - Net Income to Operating = **-\$5,217.07**
 - Net Income to Capital Reserves = \$33.02
- Total expenses (\$31,260.57) to budget (39,418.65) as of 31 May 2023: **\$8,158.08 under** budget.
 - Of the under budget amount, \$5,790.00 is for Annual Fire Suppression System Maintenance not yet scheduled/completed.
 - Remainder is mostly spread between Electric, Legal, and Ground Maintenance line items. Snow Removal YTD is \$495 over budget.
- Aging Report as of 31 May 2023: **\$500** (>90 days); \$0 (61-90 days); **\$1480.00** (31-60 days); **\$1480.00** (1-30 days)

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. Still working on this. Will is giving Dawn a list of who rents long-term.

New Business:

- Annual Meeting Date - July 29 at 3pm will be the meeting and before the meeting will be a summer cleanup day at 10am.

- **Section 3.1 Annual Meeting.** Annual meetings of Unit Owners shall be held in July at such date as is set forth in the notice. At these meetings, the Directors shall be elected by ballot of the Unit Owners, in accordance with the provisions of Article II of the Bylaws. The Unit Owners may transact other business as may properly come before them at these meetings.
- **Section 3.5 Notice of Meetings.** Except for budget meetings, which will be noticed not less than 14 nor more than 60 days after the mailing of the summary, the secretary or other officer specified in the Bylaws shall cause notice to be hand-delivered or sent prepaid by United States mail to the mailing address of each Unit or to the mailing address designated in writing by the Unit Owner, not less than 10 nor more than 50 days in advance of a meeting. No action shall be adopted at a meeting except as stated in the notice.
- **STR fee - 8 STR's have paid the fees for the year. Idea of using some of the money to put Building and Unit numbers on each building.**
- **Yard Maintenance - This was delayed because of all the rain. Regular mowing should be more consistent since the rain has stopped. The common space is not a storage area nor does it belong to you and your furniture. All furniture has to stay on your deck, you can not expand on to the egress area.**
- **Smoking on balconies - Mark is looking into what it would take to make the property a total non smoking complex outside including balconies.**
- **Dumpster Reminder (please break down boxes). Will is going to change the code for the big part of the trash bin to help with this.**
- **Please take your trash to the dumpster and DON'T leave it on the landing!! It will bring critters that nobody wants.**
- **Summer is here, please don't park on the sidewalk in front of building 203.**

Meeting Adjourned: Motion: Lauren Second: Elisa Adjourned at: 8:10pm