

Grandview Villas - Annual HOA Board Meeting Agenda

7.29.23 @ 3:00 PM MDT

**Location: Grand lake Fire Protection District,
201 West Portal Rd, Grand Lake, CO 80447**

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

Call to order: Meeting called to order by Will O'Donnell @ 3:04

Attendees:

- **Board Members: Lauren Klopfenstein (Secretary) (309), Mark Winkler (Treasurer) (106), Will O'Donnell (President) (101), Elisa Kuriyagawa (Member at Large) (108)**
- **Owners Present: Craig Kenny (304), Bruce Speake (311), Mikeleen Reed (202)**
- **Remote Participants: Name(s) (Unit #),**
- **Vote by Proxy: Richard Stuart, no proxy designated, (111), David and Erica Weir [Mark Winkler] (105), Diane Harris [Elisa Kuriyagawa] (302), Mark Hense [Mark Winkler] (107), Bill and Sandia Bruton (110)**

Reading of Minutes: [7.24.22 GVVillas Annual HOA Board Meeting Agenda](#)

- **Secretary: Lauren Klopfenstein**
- **Mark dispense reading the last year's meeting notes, Elisa seconds.**

President's Report:

- **Update - outdoor lighting on building 205-Electrician did not like the fixtures, thought poor quality, Will asked what he would recommend. Elisa will go around at night and see how many we need to order and Mark will order.**
- **Update: Building 203, Unit 106 and 306 have cracks in a wall. Still waiting for our engineer to come take measurements and set a baseline. Will is going to reach out to Tony Krempin will come do the measurement. We will monitor and if we believe there are changes, we will call him back to take another set of measurements prior to taking any corrective actions.**
- **Update: Larger projects this summer: Build shed, staining on 207, some concrete work. Will is going to make some calls for bids. Received one bid**

for shed - Will is going to follow up and get a revised bid based on the size of the pad. Still working on this. Mark will do some research on buying a prebuilt one.

- Parking lot has been re-striped. Thanks to all who were able to get all cars moved on short notice. Special thanks to Matt Reed.
- Discussion on how to approach repairing/replacing 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. Talked about getting rid of concrete and replace with asphalt. There are 9 that are in bad shape. Mikeleen will look into an asphalt company and get back to us.
- Dawn 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. An electrician needs to trouble shoot the heat tape. Will is chatting with Brian Matzen.
- Will and Mark replaced several exterior dryer/bathroom vent cages to prevent birds from continuing to build nests. More work needs to be done. If anyone has a dryer vent that is not drying please let the board know ASAP as it might be bird nests clogging the vent.

Treasurer's Report:

- Account Balances as of 29 Jul 2023:
 - Operating = \$9,929.67
 - Reserves = \$148,246.98
 - Less a pending account payable for \$14,300 to Color Image painting for balance due on building 207 staining.
- Profit & Loss as of [30 Jun 2023](#):
 - Net Income to Operating = **-\$5,883.46**
 - Net Income to Capital Reserves = **-\$14,271.65**
 - Actual expenses: 37,159.02 vs forecast of: 44,146.66 results -6,987.64 under (Fire Suppression: -5,790.00)
 - Total expenses (\$37,159.02) to budget (44,146.66) as of 30 June 2023: \$6,987.64 under budget.
 - Of the under budget amount, \$5,790.00 is for Annual Fire Suppression System Maintenance not yet scheduled/completed.
- Aging Report as of 30 Jun 2023 (Month Ending Jun 2023): \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$12.77 (1-30 days)

***Note: At the June HOA meeting, it was incorrectly reported that there were balances due for >90 day, 31-60 day and 0-30 day categories. This was in error and all balances reported were actually amounts paid ahead and not in amounts in arrears.**

- **Preview of potential increases to 2024 HOA Dues**
 - **Operating will continue to be driven by insurance increases. In July, we were notified that our insurance for the next 1 year period (beginning in 17 Sep 2023) will increase from \$29,669 last year to \$38,071 for the next 1-year coverage period (~28+% increase). That alone will add ~\$50/quarter to each unit owners dues.**
 - **Reserves will be driven by an increase to try to get closer to 70% funded profile recommended by Community Association Reserves. Several significant projects were identified after the last reserves study and need to be accounted for in the LTRP. These include eventual reroofing and restaining of the garage buildings, and attic insulation (this item had been removed from the LTRP two years ago - but after further review, the board thinks it is advisable to add it back in). Additionally, we need to increase the inflation factor in our model as bids received this year for jobs are outpacing the LTRP.**
 - **Bottom line - Although the actual numbers will be calculated by the Finance Committee this fall during the Annual Budget setting & review, it is my belief that you should be prepared for dues increases in the 12%-15%+ range again this year (and probably for at least the next 2-3 years).**

Unfinished Business:

- **Bylaws and Declaration changes**
 - **There are many things written in both of these documents that are no longer relevant and we should update or delete them. Additionally, after an initial review, several sections have been found lacking in sufficient detail. We have worked with our lawyer to put together the list of potential changes.**
 - **Mark Winkler (Treasurer) is willing to head up a committee to suggest and review changes. We would like to have at least 3 other Unit Owners participate for 2-3 months on this Governing Documents Review Committee to come up with a list of recommended changes to be voted on this fall. David and Erica Weir and Dawn Dobson have volunteered.**

- **Goal is to have Notice and Hearing followed by a vote this winter.**

New Business:

- **Discussion of implementing a smoking ban for all outdoor areas of Grandview Villas, to include the Limited Common Elements of balconies and patios. Elisa moves to “revise our non-smoking rule to include limited common areas such as patios and balconies.” Lauren seconds. Passes unanimously.**
- **What incentive do we need to get board members. One idea is to give them a special parking space. Another is to discount their dues. Our bylaws allow us to pay the board but there are tax issues with that idea. This opens up space for discussion.**
- **We used to know all the homeowners and all we had to ask. We don’t know our neighbors anymore. Ideas of how to gather homeowners for this purpose!**
- **Hats off to Dawn for all of her hard work in managing the STR annual fee.**
- **Vote for 2022-2023 slate of Directors**
 - **Nominee(s) for President - President called for nominees and there were none**
 - **Nominee(s) for Vice President - President called for nominees and there were none**
 - **Nominee(s) for Secretary - Elisa Kuriyagawa**
 - **Nominee(s) for Treasurer - Mark Winkler**
 - **Nominee(s) for Member at Large - Mikeleen Reed**
- **Motion carries unanimously and proxies were counted.**

Meeting Adjourned: Motion: Lauren Second: Will Adjourned at: 5:22

- **New board member meetings scheduled for 5:25pm on 7/29.**

- **Agenda: Designates board positions. Mark Winkler is president and acting Treasurer, Elisa is acting vice president and secretary, Mikeleen Reed is member at large.**
- **Schedule meetings is the 4th Tuesday at 6:30.**
- **Mark will contact the attorney on how to proceed without an elected president and vice president.**

Meeting adjourned at 5:30pm