

Grandview Villas - HOA Board Meeting Minutes

8.29.2023 @ 6:30pm MST

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

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

Attendees:

- Board Members: Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa
- Owners Present: Dawn Dobson, Joe Grundler
- Remote Participants:
- Vote by Proxy:

Reading of Minutes:

- Secretary: Motion to dispense reading the minutes; Mikeleen.
Amendments:
- Motion to Accept: Mark Accepts

President's Report:

- Update of Engineering inspection of possible settling issue in Bldg 203.
Engineer said to keep an eye on cracks.
(No major problems. Foundation is very secure. Basements are well vented. No musty or moldy smell. They did find a water leak that was fixed. Also found under Will's condo, some condensation. Crack that Mark saw near his unit. Possibly due to the unusually wet season. We can check if the Fire Dept has a French Drain near our property line. We need to check if 206 (Millers) have a high water bill due to the leak.)
- Status on Water Main Leak in basement of Bldg 203
(see above)
- Update on status of shed plan
(We have not seen a revised shed plan. Will did request that a few days ago. Mark will check on the progress of that.)
- Update on Electrician service for outdoor light fixtures and hot edge wiring - Bldg 205 (Dawn will go out to check which lights need to be replaced)
- (Matt Gibson) Will's list of possible repairs Matt might be able to do for us. (Will be asking Matt if he would be available to do some maintenance items for us. Matt is working on the dry wall of a unit that was damaged by a prior

ice dam. Dawn put two calls for a bid on gutters but is not having much luck. Electrician is supposed to look at the hot tapes.)

Treasurer's Report:

- **Account Balances as of 28 Aug 2023:**
 - Operating = \$18,261.05
 - Reserves = \$133,970.58
- **Profit & Loss as of [31 Jul 2023](#):**
 - Net Income to Operating = \$2,859.60
 - Net Income to Capital Reserves = \$13,789.96
- **Total expenses to budget as of 31 Jul 2023: \$41,820.18 - Budgeted amount: \$49,481.47 resulting in \$7,661.29 under budget.**
 - \$5,790 of that amount is for Fire Suppression System Inspection which has not yet been scheduled or performed.
- **Aging Report as of 31 July 2023: \$0 (>90 days); \$0 (61-90 days); \$12.77 (31-60 days); \$0 (1-30 days)**

Unfinished Business:

- **Joe Grundler and Wojciech Zolcik volunteered as new board members.**
- **Mark motioned that the board appoint Joe and Wojciech as board members. Elisa seconds. Unanimously accepted.**
- **Mark motioned that Wojciech be appointed as President, Mikeleen as Vice President, and Joe as Member at Large. Mikeleen seconds. Unanimously accepted.**
- **Elisa motions to revise our bank account/signature access to add Wojciech Zolcik (President) and retain Mark Winkler (Treasurer), retain Robert Blay (CMC), and remove Will O'Donnell (former President). New debit cards to be issued to Wojciech Zolcik and Mark Winkler and all previously issued debit cards will be deactivated/suspended. Mikeleen seconds the motion. Motion carried unanimously.**
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New Business:

- **Incentives for Board Members (parking spots? Monetary stipends?) (We will look at incentives in the next meeting. There was interest in parking spots. Discussion on using funds of STR to go towards board member**

stipends. An alternate proposal from Mark was finding a community member to take a paid position to run STR program and interfacing with contractors. This will be a primary focus of next board meeting)

- Documents and website access for board members. (Need to organize documents. Mikeleen has HOA documents in her garage. Mark and Wojciech will help move the documents. Thanks! Elisa will reach out to Lauren for website access. Need to get new non-smoking rule up on the website before we can notify homeowners)
- Meeting Days: (**Finance committee meeting Oct 3, 6:30 MST**)
- **HOA Board Meeting 4th Tuesday of every month @ 6:45**
- Budget Kick-off at the beginning of October, need to ask who would help on a finance committee. (Joe, Dawn, would like to be on the committee. Elisa will send out an invitations to other homeowners)

Meeting Adjourned: Motion: Mark Second: Wojciech Adjourned at: 8:10 pm

Next Meeting: September 26 (Tuesday) 6:45 pm MST