

Grandview Villas - HOA Board Meeting Minutes

Date 9.26.2023 @ 6:45 pm MST

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

Call to order: Meeting called to order by Joe Grundler @ 6:45 MST

Attendees:

- Board Members: Wojciech Zolcik (absent), Mikeleen Reed, Mark Winkler (absent), Elisa Kuriyagawa, Joe Grundler
- Owners Present: Dawn Dobson, Mike Killion
- Remote Participants:
- Vote by Proxy:

Reading of Minutes: [8.29.2023 GVV HOA Minutes](#)

Correct-strike reading of minutes from annual meeting.

- Secretary:
 - Amendments: Board corrected error in reading of annual minutes. Motion By Mikeleen and second by Joe. Motion carried.
- Motion to Accept: Mikeleen moved to dispense with reading of minutes. Elisa Seconds. Motion carried.

President's Report:

- Snow Removal: Will reached out to Corey Mulligan. Corey has not responded. Mikeleen will follow up and ask for a quote.
- Shed: Corey also put in a bid on the shed. Need to table until the next meeting. Mikeleen will try to get another bid in the meantime.
- Owner Feedback about the new smoking rule: We had two owners asking for clarification. Discussion of using the rule to deal with complaints with smoking issues.
- Parking: One complaint was resolved.

- Handicapped parking: Striping not to regulation. President moved the handicap sign for building 207. Parking passes were hand delivered when Dawn D. was president. Recent passes have been mailed to owners.
- Insurance: Table until Treasurer and President return. Elisa will email Mau/Enrika for an insurance summary to put on our website.

Treasurer's Report: Table until next meeting due to Treasurer's absence.

- Account Balances as of {date}:
 - Operating = \$
 - Reserves = \$
- Profit & Loss as of {date} {link to report}:
 - Net Income to Operating =\$
 - Net Income to Capital Reserves = \$
- Total expenses to budget as of {date}: \$ **over/under** budget
- Aging Report as of {date} (Month Ending xxx): \$xxx (>90 days); \$xxx (61-90 days); \$xxx (31-60 days); \$xxx (1-30 days)

Unfinished Business:

- Reminder about the upcoming Finance Committee Meeting: Oct. 3 at 6:30 MST on Zoom. Agenda with a meeting link to be mailed out to those who were interested. Dawn summarized what subjects the meeting will address.

New Business:

- Google account administration (contact list and password change). The Secretary and President should have access to google account. Password change should be done now that we have a new board. Secretary would share files and documents as necessary. Owner roster has disappeared. Dawn has asked Google for help on restoring that roster.
- Owner inquired about the fence around the patio. HOA does not build fences around units. Owners can build their own fences after applying to

the architecture committee. Dawn suggests the HOA put down some kind of barrier between asphalt and concrete pad.

- Common element and personal property. Suggestion that notice should go out to first-floor owners explaining common element vs limited common element and the rules around both. Joe makes a motion to send such a notice. Mikeleen seconds. Motion carries. Elisa will work with Dawn to create the notice.
- Next meeting is Halloween, so can we change to Oct. 24, 2023 @ 6:45 pm

Meeting Adjourned: Motion:Mikeleen Second:Joe Adjourned at: 7:58