

Grandview Villas - HOA Board Meeting Agenda

Date 10.24.2023 @ 6:45 pm MST

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

Call to order: Meeting called to order by Wojciech Z @ 6:45 MST

Attendees:

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

Reading of Minutes:

- Secretary: [9.26.23 GVV HOA Meeting Minutes](#)
 - Amendments:
- Motion to Accept: Mark motioned to accept minutes from September, and Mikeleen seconds. Minutes were not read.

President's Report:

- Shed update (need to have copy of accepted bid for files) Shed is mostly complete. Will needs code for Unit 105 to hook up the electricity. Permission was given from the owners of 105. Copy of the bid needs to be given to Mark. Builder worked with Will to accommodate the budget. Questions from the board about shed answered by Will. (Will be painted, shingles are on backorder,
- Electrician worked last week to fix sconces and heat tape (BLDG 205). Heat tapes should work this year! Electricity will also be connected to the new shed.
- Snow removal for this winter update: Will O'Donnell explained that Corey could no longer do the snow removal for GVV. Mikeleen and Will have been looking for a replacement. Will recommends Thomas (did roof shoveling last year.) Thomas could also do the hand shoveling. Discussion continued about this possibility. Will recommended that we communicate with owners to move their cars and snow from cars when snow removal is expected. **Wojciech will send out an email to owners about this.** Removal is charged by the hour. Board would like a monthly (at least) bill. **Elisa moved to**

approve Thomas for snow removal this year. Mikeleen seconded. All voted yes. Will O'Donnell will contact Thomas about this.

- **Sales Report: None at this time.**

Treasurer's Report - September:

- **Account Balances as of 30 Sep 2023:**
 - **Operating = \$18,651.32**
 - **Reserves = \$134,049.11**
- **Profit & Loss as of [31 Aug 2023](#):**
 - **Net Income to Operating = ~~-\$2,732.74~~**
 - **Net Income to Capital Reserves = \$39.97**
- **Total expenses to budget as of 31 Aug 2023: \$45,753.88 which is \$8370.60 under budget. Largest three items are: -\$5,790.00 for Fire Suppression System Inspection/Maintenance (to be scheduled); -\$908 for Legal, and \$802.45 for Electric.**
- **Aging Report as of 31 Aug 2023: \$0 (>90 days); \$0 (61-90 days); **\$2,445.00** (31-60 days); \$0 (1-30 days)**

Treasurer's Report - October:

- **Account Balances as of 24 Oct 2023:**
 - **Operating = \$25,342.89**
 - **Reserves = \$134,049.11**
- **Profit & Loss as of [30 Sep 2023](#):**
 - **Net Income to Operating = ~~-\$4,675.67~~**
 - **Net Income to Capital Reserves = \$38.56**
- **Total expenses to budget as of 30 Sep 2023: \$50,430.33 which is \$7,976.26 under budget. Largest three items are: -\$5,790.00 for Fire Suppression System Inspection/Maintenance (to be scheduled); -\$1033 for Legal, and \$827.74 for Electric.**
- **Aging Report as of 30 Sep 2023: \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)**
- **Kicked off the 2024 Budget Planning Cycle with the first meeting of the Finance Committee on 03 Oct. Second meeting scheduled for tomorrow night (25 Oct).**
- **Review of 2023-2024 Insurance Policy by Mike Killion revealed numerous errors and inconsistencies. I have opened a dialog with Stephanie at AmFam to get them corrected.**

- Initiated Contact with UBB re: interest rate being paid on Money Market Account. Awaiting a call back. We may want to investigate moving to a different bank.

Unfinished Business:

- Status of Fire Room cage build: Discussed getting Thomas for this. **Will O'Donnell will contact him about this.**
- Status on Fire Protection System Inspection Scheduling **(This is being scheduled through Will O'Donnell. Cintas will be calling him soon.)**
- Parking stanchions for Board Members: Mark moved to have Dawn and Elisa make these out of concrete and two-by-twos. **Dawn and Elisa will do this.**
- Wojciech pointed out that the handicap parking striping is not correct on Building 207. **Elisa and Dawn will make a handicap stanchion.**

New Business:

- Any STR concerns/business: More trash pickup needed.
- Trash has been full with weekly pickup. **Mikeleen will call to increase to twice weekly through end of February. Wojciech will email the community about pushing trash to the back.**
- General ledger request: Financial Statements are in GVV Google Docs. **Mark will get prior Cintas billings to Will.**

**Meeting Adjourned: Motion: Elisa motioned to adjourn the meeting
Second:Mark seconded Adjourned at: 7:57 pm**