

Grandview Villas - HOA Board Meeting Agenda

Date 11.28.2023 @ 6:45 pm MST

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

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

Attendees:

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

Reading of Minutes:

- Secretary:
 - Amendments:
- Motion to Accept: Elisa moves to accept minutes without reading. Second by Mr. Weir.

President's Report:

- Completion of Shed: Shed is completed. Needs a combination lock so we can start filling. **Mikeleen will get the lock.** Payment is complete.
- Electric Work Done on Property: The electrical heat on heat tapes and installing electricity on the shed. The electrician will be here Friday to do this work. Will pull electricity from the garage.
- Snow Removal Updates: Thomas came for our first snow. Mikeleen watches for them to arrive and then calls Will. Thomas will bill or give accounting every two weeks. **Will plans to get Thomas to give us the accounting**
- Parking Stanchion Updates: None at this time
- Metal Roof Estimate on Books [11.28.2023](#)
 - Update: Discussed with both Gold Roofing and AmFam today (11/28/23) Deferred to Budget discussion
- Date for Fire Suppression System Inspection - 12/19/23

Treasurer's Report:

- **Account Balances as of 24 Nov 2023:**
 - Operating = \$36,551.41
 - Reserves = \$134,560.88
 - Does not include pending payment of \$8000 for shed
- **Profit & Loss as of [31 Oct 2023](#):**
 - Net Income to Operating =\$13,410.55
 - Net Income to Capital Reserves = \$17,647.77
- **Total expenses to budget as of 31 Oct 2023: \$55,406.28 which is \$7,779.22 under budget**
 - Major pending expense is for ~\$5790 (Fire Suppression System)
- **Aging Report as of 31 Oct 2023 (Month Ending Oct): \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)**

Unfinished Business:

New Business:

- **Presentation of 2024 Operating Budget and LTRP for Board Acceptance**
 - **Recommendations from the Finance Committee**
 - Pay full 2024-2025 AmFam Insurance Policy prior to first payment due in Sep 2024. This requires us to work with AmFam in July/August to stop the auto payment. This should save us ~\$1500-\$2000. *(Will be included in the budget. Mark will put this on the calendar). Action completed 11/28/23 (mgw).*
 - Increase the Insurance deductible from current \$5000 to \$10,000 which will save \$3,320.55 per year on the insurance policy. Offset potential impact of a claim by putting a \$10,000 rolling wedge in the LTRP.
 - *ACTION: IF Board Approves, Mark Winkler to have action of contacting AmFam to increase deductible as soon as possible. Action completed 11/28/23 (mgw).*
 - Pursue a change to the current GVV Declarations (which will require a vote and approval by all unit owners) to allow us to increase the deductible from \$10,000 to \$20,000. This would save an additional \$4,475.62 over the \$10,000 deductible. Increase the \$10k rolling wedge to a \$20k rolling wedge. Discuss Declaration change at the Dec Budget Meeting for approval.
 - *ACTION: Mark Winkler to have action to Kickoff Decs and Bylaws Review Committee.*

- Mikeleen moves to change deductible to 10K. Mark seconds. Motion carries.
 - Adopt updated proposal on allocation of funds from STR Fees (distribution to Operating Budget Reserves, and dues reductions to Board Members)
 - [Link to STR Pro194203posal](#)
 - IF Approved, should we update to STR Policy to detail the new distribution policy - or write a new document, or include STR Fee Allocation Proposal along with Budget Packages for all Unit Owners to review.
 - Per AmFam, metal roof could save “about \$800 -\$1,000 per building” per year. Mark Winkler has requested quotes. The Finance Committee recommends that the Board have a detailed discussion about the feasibility of switching to metal roofs.
 - Update (11/2823): Per phone call with AmFam today, metal roof will not make as much of an impact as simply getting any new roof. I told Stephanie that we just replaced the roof on Bldg 2005 in 2022 and we will see an additional reduction of \$567.88 to our current insurance policy. When we replace the roof on Bldg 2003 this summer, we should see an additional reduction of roughly the same amount. After calls with Gold Roofing and AmFam, recommend we drop the pursuit of metal roofs for Grandview Villas.
 - Do not renew Zoom subscription, instead, switch to Google Meet.
 - “Anyone with a Google Account can create a video meeting, invite up to 100 participants, and meet for up to 60 minutes per meeting at no cost.”
 - Would require us to restart meetings after 1 hour. Otherwise it costs \$6/user/month - so a single user “GVV” would cost \$72 per year.
- [2024 Proposed Operating Budget](#)
 - [2024 Proposed Operating Budget \(Rev1\)](#)
- [2024 Proposed LTRP](#)
 - Action: Mark Winkler to update CAR Tool inputs and get a new analysis from CAR based on Proposed LTRP.
 - Action: Mark Winkler to prepare mailing package for CMC distribution to all unit owners to include: 1) Letter of explanation/process, 2) Copy of Proposed Operating Budget, 3) Copy of Proposed LTRP, 4) Proxy form(s), 5) STR Fee Allocation proposal.

Wojciech motions for the Board to accept and propose the 2024 Operating Budget (Rev1) and the 2024 LTRP Budget for owner ratification. Second, Mikeleen. Approved Unanimously. **Mark will send all information to owners for the Budget Ratification Meeting.**

Next meeting will be the Budget Ratification Meeting 12.26.23 at 6:45 pm.

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