

## Grandview Villas - HOA Board Meeting Agenda

Date 1.25.2024 @ 6:30 pm MST

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

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Call to order: Meeting called to order by Wojciech Zolcik @ 6:30 MST

### Attendees:

- Board Members: Wojciech Zolcik, Joe Grundler, Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa
- Remote Participants: Bruce Speake, Dawn Dobson

### Reading of Minutes: [2023 Budget Planning Meeting Minutes](#)

- Secretary:
  - Amendments:
- Motion to Accept: Mikeleen Reed, and second by Wojciech Zolcik

### President's Report:

- Snow Removal: Thomas is doing a great job. A big snow has caused the board to spend a good part of the budget. We shoveled snow off roofs last Tuesday. Sand is going down on icy spots. What we have spent is usual for January. Dawn mentioned that she bought a heated mat for her property. Maybe purchase one in front of the dumpster. Board thinks this would be a good idea after electricity is in the shed next spring.

### Treasurer's Report:

- Account Balances as of 23 Jan 2024:
  - Operating = \$5,457.29
  - Reserves = \$155,731.93
- Profit & Loss as of [31 Dec 2023](#):
  - Net Income to Operating = **-\$12,160.08**
  - Net Income to Capital Reserves = \$484.99
- Total expenses to budget as of 31 Dec 2023: \$74,602.10 which was **\$590.68 over** budget of \$74,011.42

- Aging Report as of 31 Dec 2023: \$0 (>90 days); \$730 (61-90 days); \$0 (31-60 days); \$11.16 (1-30 days)

#### Unfinished Business:

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- Board Members who elect to receive the credit per the STR Allocation Proposal that was passed at the Dec 2023 HOA meeting will need to file a W9 with CMC. They will then receive a check from the HOA (via CMC) as opposed to a credit to their dues. **Elisa will send out the new CMC email to board members. Board members, please email Heidi about reimbursement.**
- Backflow system repairs and retest took place on Sat, 01/20/24. Will accompanied Chet from Backflow Systems, LLC. Backflow System Passed tested and results will be forwarded to Grand Lake Water. Backflow Systems bid for the work was ~\$1200 less than what CINTAS bid.
- Still need to have several major items corrected from the Fire Suppression Systems Inspection - though none of them need to be done immediately. Total for this work is likely to cost between \$6000 and \$9000 and was not budgeted in the 2024 Operating budget. [CINTAS Bid](#). Referral from Chet at Backflow Systems LLC that we contact Red Rocks Fire Protection ([rrfps.com](http://rrfps.com)) in Highlands Ranch to get a competing bid for the work. **Mark has an action item to do so.**

#### New Business:

- Discussion on changing the Bylaws to allow for a \$20,000 Insurance deductible. Increasing the deductible from \$10,000 to \$20,000 could save ~\$4000 per year in operating costs. Perhaps part of a larger discussion on Bylaws and Decs Updates? **We will send out a new email to owners who would be interested in reviewing Bylaws and Decs a meet to do so.**
- Discussion on reviewing the minimum number of nights allowed per STR stay: We currently have a two-night minimum. The shorter the stay, the more traffic and noise is experienced. In the past, STR owners were opposed to anything more than a two-night minimum. We would have to revise the STR Policy with a notice and hearing. **Dawn will check to see what needs to be done to change minimum night stay. Board will come back to the next meeting ready to discuss the possibility of moving forward with an increase in minimum nights. Dawn will call a few STR owners for input.**

- **Dogs and snow machines: Elisa will email the owners about renters' dogs. Wojciech will write up a reminder about parking rules in regards to trailers and snow machines. STR owners, let us know and we will send town information about registration. Dawn will have Elisa send email to owners about dogs in the community.**

**Meeting Adjourned: Motion: Mark W    Second: Mikeleen R    Adjourned at: 7:30**