

Grandview Villas - HOA Board Meeting Agenda

Date 2.27.2024 @ 6:30 pm MST

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

Call to order: Meeting called to order by 6:41 PM @ MST

Attendees:

- Board Members: Wojciech Zolcik, Mikeleen Reed, Mark Winkler
- Remote Participants: Jean Lovitt, Mike Killion

Reading of Minutes:

- Secretary:
 - Amendments:
- Motion to Accept: Wojciech, Second by Mark

President's Report:

- Heat Tapes and Roof Leaks
Heat Tape has been turned off for the season (hopefully)

Treasurer's Report:

- Account Balances as of 27 Feb 2024:
 - Operating = \$26,940.78
 - Reserves = \$156,248.65
- Profit & Loss as of [31 Jan 2024](#):
 - Net Income to Operating = \$9,431.30
 - Net Income to Capital Reserves = \$20,004.72
- Total expenses to budget as of 31 Jan 2024: \$10,000.08 actual vs \$8,996 or **\$1004.08 over** budget.
 - Largest variant driver was \$1755 to Backflow Tests LLC to resolve Backflow system test failure during Dec 2023 Fire Detection / Suppression Systems testing by CINTAS.
- Aging Report as of {date} (Month Ending xxx): \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$36.70 (1-30 days)

Unfinished Business:

- HOA Board Stipends (one payment or two?)
 - Action from Jan 2024 HOA Meeting:
 - Elisa will send out the new CMC email to board members. Board members, please email Heidi about reimbursement.
 - New action for Treasurer to follow-up with CMC.
- Follow-up on actions from Dec 2023 Fire Detection/Suppression System Inspection
 - Request for Bid made to Red Rocks Fire Protection Company re: 1) Remedies to failed inspection item of 20 year UL testing on sprinkler heads in Bldg 205. Additionally, requested an evaluation of potentially replacing all sprinkler heads in Bldg 205 as opposed to 20-yr UL testing.
 - Determined that we can resolve the other three failed inspection items without contractor support: 1) Sprinkler head wrenches and spare sprinkler heads; 2) Alarm System Battery replacements; 3) 9 pressure gauge replacements
- Follow-up on Other actions assigned at Jan 2024 HOA Meeting:
 - We will send out a new email to owners who would be interested in reviewing Bylaws and Decs a meet to do so.
 - 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.
 - 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. **Completed** - need to follow-up with dog owners. Needs to be enforced at all times and not just on weekends.

New Business:

- Owner concern based on leak from unit above - need for a published escalation process concern with timeliness of responses to GVVillas@gmail.com . This needs to be addressed by the Board at a full discussion. Discuss at next meeting.

- Published All Owner Contact list? (or at least by “stack” i.e. 1xx, 2xx, 3xx - or up, down, left, right)
- Hire a “Property Manager”?
- “On Call” list - all 48 unit owners?
- Ceiling repairs necessary to unit 203. Discuss with Will as he has inspected already.
- Next meeting will be March 26th at 6:45 PM

Meeting Adjourned: Motion: Mark Second: Wojciech Adjourned at: 7:19 PM