

Grandview Villas - HOA Board Meeting Agenda

Date 03.26.2024 @ 6:30 pm MST

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

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

Attendees:

- Board Members: Wojciech Zolcik, Mark Winkler, Elisa Kuriyagawa, Joe Grundler
- Remote Participants: Dawn Dobson, Erica Weir

Reading of Minutes:

- Secretary:
 - Amendments: No amendments
- Motion to Accept: Elisa moved to accept, and Mark Seconded

President's Report:

- Snow Removal Up-date, Dawn reported that the town put heat cable in the culvert in ditches. Things are melting and draining well. Dawn also chopped up ice around that area on the corner of Sailboat Rd. and the Carwash. Will O'Donnell also ran his vehicle over ice there and this helped also. Will O'D did turn off the heat cable.
- Spring Maintenance Up-date, We will have to find a new mower for this up-coming season. **Mikeleen will look into finding someone else to do this for us this summer.**

Treasurer's Report:

- Account Balances as of 24 Mar 2024:
 - Operating = \$22,146.04

- Reserves = \$156,805.23
- Profit & Loss as of [29 Feb 2024](#):
 - Net Income to Operating = **-\$5,528.70**
 - Net Income to Capital Reserves = \$556.58
- Total expenses of \$14,883.40 to budget of \$17,337.66 as of 29 Feb 2024: \$2,454.26 **under** budget.
 - Snow removal is \$3700 under budget. Building Maintenance was **\$1,410.75** over budget
- Aging Report as of {date} (Month Ending xxx): \$0 (>90 days); \$0 (61-90 days); \$36.70 (31-60 days); \$3665.00 (1-30 days)

Unfinished Business:

- Action Item Follow-ups:
 - Treasurer to follow-up with CMC regarding Board Member Credits.
 - **Completed. One Board Member still needs to complete action. A single check will be issued to members who chose to participate and have completed a W9.**
 - We will send out a new email to owners who would be interested in reviewing Bylaws and Decs a meet to do so.
 - **Completed. Participants are: Mark Hense, Jon and Jean Lovitt, David Weir, and Bill Klopfenstien. Kicked off with Bylaws review by email on 12 Mar 2024. Work is in-progress.**
 - 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. **We will table this discussion for some other time in the future.**
 - 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.**
- Fire Detection/Suppression System
 - Red Rocks Fire Protection Company does not service the Grand Lake area. **Mark Winkler will take action to seek a second source for**

a quote to do the sprinkler head work called out in the Dec 2023 Cintas Inspection. We will attempt to do the remainder of the remediation work that was discovered during that inspection in house.

- **STR Update: Dawn is currently contacting owners to see if they are interested in renting this year. Dawn will also check with the Town to make sure they are giving licenses out after paper-work with us.**

New Business:

- **Mice/Mice Droppings in Basements: Dawn reports that there is an infestation in the basement in building 205. Reports of mice in other buildings have been reported. Dawn will ask Will to reach out to pest control to come and work with us.**

Next meeting: April 23 @ 6:30 pm (Mark will not be with us!)

**Meeting Adjourned: Motion: Mark Winkler Second: Wojciech Zolcik
Adjourned at: 7:12 pm**