

Grandview Villas - HOA Board Meeting Agenda

Date 06.25.2024 @ 6:30 pm MDT

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

Call to order: Meeting called to order by Mark W. @ 6:32 MDT

Attendees:

- Board Members: Joe Grundler, Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa
- Remote Participants: Dawn Dobson, Will O'Donnell

Reading of Minutes: [May HOA Minutes 2024](#)

- Secretary:
 - Amendments:
- Motion to Accept: Mikeleen moved to accept, Joe second motion to accept minutes as written

President's Report:

- Mowing this Summer and Budget (Will and Mark) We have our mower. Will only use it a couple more times. We are still in the budget for lawn care. Comment that some parts of grass are missed. We will talk to him when he comes on Wednesday.
- Garage Repair Update (Mikeleen, Will, Dawn) It is finished except for the painting. Mark will be receiving an invoice for the repair soon.
- Garage Painting (Dawn, Will) Dawn and Will tried to clean a garage. But the garage was very oxidized. (Discussion on how we could get garages washed.) **Board will get a bid for washing and painting the garages. Then schedule according to budget.**

Treasurer's Report:

- Account Balances as of 22 Jun 2024:
 - Operating = \$33,755.17

- Reserves = \$178,141.97
- Profit & Loss as of [31 May 2024](#):
 - Net Income to Operating = -\$2,489.94
 - Net Income to Capital Reserves = \$671.36
- Total expenses of \$32,309.83 to budget of \$37,764.75 as of 31 May 2024: **\$5,454.92 under** budget
 - Snow Removal was \$4,925.00 under budget
- Aging Report as of 31 May 2024: \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$2,904.92 (1-30 days)

Unfinished Business:

- BoD Parking Stanchions/Signs: We still feel this is what we want to implement. A 5-gallon bucket with concrete and poly concrete will be best. Some research is being done on the signs.
- Fire Detection and Suppression System Findings from Dec 2023 Inspection
 - Received all materials to close all but one finding. Need to install the new batteries in the Fire Alarm System and new gauges in the Fire Suppression (Sprinkler) system. Will and Mark completed this today.
 - Still collecting bids for the final finding (20-year UL Testing in Building 205). Lowest bid of the three received so far is still over \$5000. Trying to get bids for cost to replace all the Sprinkler heads in Building 205 to see if that is a financially viable solution.
- [Revised Roofing Estimate received from Gold Roofing](#)
 - Would like to get 203 Roofing scheduled for mid to late September at the latest. Board reviewed the bid by Gold Roof. Dawn proposed that we talk to the roofing company about a heat cable next to the stairwell on the interior corner (above units 303 and 304). Mark and Dawn will identify where that might be on the building. **Mark will talk to the company and get a revised bid, email board for approval and get on the schedule ASAP.**
- Governing Documents Review Committee
 - Bylaw review and recommended changes is nearly complete. Need final input from the Attorney. **Mark would like to have notice and hearing of these changes available at the Annual Meeting.**
 - Initial Declaration review for the Insurance changes (raising deductibles) was also submitted to the Attorney for review - however it appears that much more significant changes may need to be made.
- Insurance Claim for water damage in building 205

- HOA responsibility to pay was discussed with Attorney **Mark will work on the insurance claim on behalf of the Board.**
- Follow-up on access to Unit 206 to investigate a potential leak situation. Mark, Will, Dawn, and Mikeleen will get together to look at units to investigate. Mark found the owner had an old email. **We will need to make it a priority to update email information from owners.**
- Revised

New Business:

- Annual Meeting: July 21 from 10 am - 12 pm; Setup at 9 am (Elisa)
- Annual Meeting Agenda (Board) CMC will do a mailing. Mark wants to post revisions for declarations on the Website for review. Agenda to CMC by Monday.
- Annual Meeting Notification (Mark, Elisa)
 - Mailing for 21 Jul 2024 Annual Homeowners Meeting
- Thoughts on proposal to charge a fee/assessment to any unit that does not submit a candidate for Director at Annual Meeting?

Meeting Adjourned: Motion: Joe G Second: Mikeleen R Adjourned at: 7:49 pm