

Grandview Villas - HOA Board Meeting Agenda

Date 5.28.2024 @ 6:30 pm MST

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

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

Attendees:

- Board Members: Wojciech Zolcik, Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa, Joe Grundler
- Remote Participants: Dawn Dobson, Will O'Donnell, Jon Lovitt, Jessica Bramhall

Reading of Minutes: [03.26.2024 GVV Board Meeting](#) (April meeting canceled due to lack of quorum.)

- Secretary:
 - Amendments:
- Motion to Accept: Elisa moves to accept minutes, Mikeleen seconds

President's Report:

- Sweeping Parking Lot: Will reported that the job is completed. Matt Gibson provided the service along with mowing the lawn. Hoping to have him do more for us this season. HOA does have a mower in the shed. **Do we have a quote for mowing this summer?** Some concern about sand in the landscape. We reviewed the invoice thus far from Matt. **Mark will check our budget for the lawn.**
- Scheduling Roof Replacement: Mark informed the board that the roof on BLDG 203 in September. HOA needs to come up with a list of what work we will need done at this time. Will O. talked to the roofer about channeling drip on the back side of 203. Then channels would be needed to drain to low spot. Will O. asked for an estimate for fixing the roof (pulling off plywood sheeting) on 203 to keep from having repeated ice dams. Roofer also included caulking of stairwells. Will O. asked for a roof hatch on 203 to enable repairs without going through units. Also, two solar vents were

requested, designed to expel heat that caused ice dams. (This was done to BLDG 205.) Can roofer also caulk the same areas on BLDG 205? **Gold Roof will get the updated invoice to us as soon as he returns from vacation.**

Mark is hoping for mid to late September for the new roof.

- Heat Tapes: Will O. has called an electrician to look at the heat tapes on BLDG 203. Electrician has proposed putting in a heat cable and taking out the heat strips. Heat strips have been struck multiple times during snow removal. Will O. proposed to salvage the heat cable that exists in the gutters. (Discussion ensued) **Will recommends that we work with the roofers when the job is done and make the decisions about cable vs. heat strip at time of replacement depending on what the roof requires. Board is interested in work that is affordable and works on ice dams.**
- Mice: Will explained that we need to seal vents to crawl space. Will has spoken to two handymen about this issue.
- Dogs/Owner communication regarding dogs (Elisa) Completed and issue resolved
- Owner Concerns? (Appliance Leaks, Summer letter?) **Wojciech Zolcik, Elisa K, Dawn D. to work on summer letter.**
- New Owner/Welcome letter sent out
- One Unit taken off market/long-term rental
- Garage Door Repair Update: Mikeleen and Will O reached out to repair-person. It will take 4-6 weeks for repair. Owner asks to park another vehicle when repair is being made. Can someone powerwash doors? Maybe a community work project to clean and then repaint garages? **HOA will talk to next year's painter, Carmen, next year about repainting garages next year.**

Treasurer's Report:

- Account Balances as of 25 May 2024:
 - Operating = \$33,627.43
 - Reserves = \$177,470.61
- Profit & Loss as of 30 Apr 2024:
 - Net Income to Operating =\$15,701.59
 - Net Income to Capital Reserves = \$580.12
- Total expenses to budget as of 30 Apr 2024: \$27,740.97 which is \$4,411.35 **under** the budgeted amount of \$32,152.32 largely due to billed snow removals.

- Aging Report as of 30 Apr 2024: \$36.70 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)

Unfinished Business:

- Resolution of Fire Suppression System Inspection Deficiencies
 - [Items we can resolve ourselves](#). Request approval to proceed. Wojciech moves to approve these expenses. Mikeleen seconds. Board approves.
 - Sprinkler removal/test vs replacement - Requested bids from 4 companies. Mark is waiting for bids to come back. Mark recommends replacing sprinklers. Will discuss at a later date.
- Governing Documents Review Committee
 - Sent Bylaws recommendations and questions to our Attorney for review and she returned comments last week. Will convene the committee to review her responses. Then a vote will be taken to approve.

New Business:

- Annual Board Meeting to be Scheduled (per Bylaws - needs to be scheduled for July) Would like to be on a Saturday. July 20 or 21 are suggested. **Elisa will try to secure a meeting place. Elisa will email the board to follow up. Agenda will be determined as usual, with Elisa asking for input from Board members.**
- Insurance details to be discussed at Annual Meeting (Joe G.)
 - Raising Insurance deductible to \$20,000 will require a change to our Declarations.
 - 22.2 (d) The maximum deductible for insurance policies shall be the lesser of \$10,000 or one percent (1%) of the policy face amount.
 - Changes to Declarations require a vote in favor by 67% Unit Owners (33 of 48 Unit Owners).
- STR Issue: 3-month lag between town and HOA license. Owner proposing to pay or forgive \$300. Board agrees to forgive the \$300 to get both in sync.
- Wojciech to resign: We have successfully convinced Mr. President to stay until the annual meeting!!!!!!!!!!!!!!!!!!!!

Meeting Adjourned: Motion: Mark W Second: Mikeleen R Adjourned at: 8:00