

Happy Summer! The date, time, and location for the Grandview Villas HOA **Annual Meeting** have been set.

**Date: July 21**

**Time: 10:00 AM**

**Location: Grand Lake Center**, 301 Marina Dr, Grand Lake, CO 80447

**Zoom:** <https://us02web.zoom.us/j/89185055097?pwd=R1p2b28rRXFGRXRmEgrQk04TDhTZz09>

The Annual Meeting is the most important meeting of the year as new board members will be elected. **We have a total of 5 board positions and all 5 are open for nominations.** Your community needs you! No special skills are required, just a desire to make the Grandview Villas a good community in which to live. See the included Meeting Agenda for details.

If you cannot attend in person or via Zoom link, it is critical that you complete the **Proxy form** (included with this letter) so that your vote will be counted. In addition to needing 20% of Unit Owners to be able to meet the required quorum to conduct business, we will also be voting on three important changes to the Declarations which require 67% of Unit Owners' approval. If you will not be attending the meeting, please complete your proxy and return it to [gvillas@gmail.com](mailto:gvillas@gmail.com).

### **Notice and Hearing for Bylaws Updates**

A Committee of Unit Owners has been working for several months making needed updates to The Grandview Villas HOA Bylaws. Changes to the Bylaws require approval of 67% of the Board of Directors after Notice and Hearing to all Unit Owners. These changes largely (but not solely) deal with 1) removing outdated wording from the period of Declarant Control; 2) updating to make sure we are in compliance with CO Statutes with respect to Condominium HOAs; 3) updates to clarify elections and voting procedures; and 4) a few key changes (like moving to 15% vice 20% for quorum) to make the administration/ governing of the HOA smoother. We encourage all Unit Owners to read the redlined and clean (changes accepted) versions of the Bylaws and make comments via email at least 48 hours prior to the Annual Meeting or in person (or via Zoom) during the meeting.

These documents can be found for review on the [gvillas.com](http://gvillas.com) website under the "Association Information" dropdown, by selecting "2024 Annual Meeting" (<https://gvillas.com/association-information/2024-annual-meeting/>). Both a redlined version of the proposed Bylaws changes, shown the old and new text, as well as a "clean" version (with the change accepted) are there for your review.

### **Notice and Hearing plus Vote for Declaration Changes**

The Committee has also begun work on updating The Grandview Villas HOA Declarations. Although much work and additional changes are likely, we'd like to get four changes passed at this year's Annual Meeting. **Changes to the Grandview Villas Declarations currently require approval of 67% of Unit Owners.** Specifically:

- 1) In an effort to help reduce the largest single expense of the HOA, Insurance, three changes Insurance Coverage in Section 22.2 (Property Insurance Coverage) are being proposed;
- 2) A change to Section 22.5 (Unit Owner Policies) making it a requirement for Unit Owners to maintain an H06 Condo Insurance Policy on their Units;
- 3) A change to section 15.1 to change the approval required for future changes to the Declarations from 67% to 51%. The proposed change also to removes obsolete Declarant Control wording;
- 4) A change to section 15.4 which will remove obsolete wording pertaining to the period of Declarant Control and a change the approval required for future changes which " may not increase the number of Units, change the boundaries of a Unit, the Allocated Interests of a Unit or the uses to which a Unit is restricted" from 100% to 67% (which is the minimum required by CO Statute).

A summary of the proposed changes can be found on the [gvillas.com](http://gvillas.com) website under the "Association Information" dropdown, by selecting "2024 Annual Meeting" (<https://gvillas.com/association-information/2024-annual-meeting/>).

Respectfully,

Your Grandview Villas HOA Board of Directors