

# Grandview Villas - Annual HOA Board Meeting Agenda

7.21.24 @ 10:00 AM MDT

Location: Grand Lake Center

301 Marina Drive, Grand Lake, CO 80447

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

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**Call to order:** time

## **Attendees:**

- Board Members: (106), Wojciech Zolcik (President) (315), Mikeleen Reed (Vice President) (202), Elisa Kuriyagawa (Secretary) (208), Mark Winkler (Treasurer), Joe Grundler (Member at Large) (215)
- Owners Present: Name(s) (Unit #)
- Remote Participants: Name(s) (Unit #),
- Vote by Proxy: Name(s) [proxy] (Unit #)
- Confirm quorum as required by Bylaws. 20% of Unit Owners (10 total) must be present (either in person or on-line), or have provided their proxies to a Unit Owner who is present.

**Proof of Notice of Meeting:** Per Bylaws, at least 10 and not more than 50 days notice provided (cite mailing on xx Jul 2024 and email notification on yy Jul 2024).

## **Reading of Minutes:** [7.29.23 GVVillas Annual HOA Board Meeting Agenda](#)

- Secretary: Elisa Kuriyagawa

## **President's Report:**

- Encourage all Unit Owners to check with their individual insurance companies to see if their condo policies include "Loss Assessment". Loss assessment would cover the Unit Owner for any Special Assessments which may need to be levied to cover the payment of the HOA Insurance Policy deductible.
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## **Treasurer's Report:**

- Account Balances as of 19 Jul 2024:
  - Operating = \$

- Reserves = \$
  - Less a pending account payable
- Profit & Loss as of [30 Jun 2024](#):
  - Net Income to Operating =
  - Net Income to Capital Reserves =
  - Actual expenses: \$ vs forecast of: \$ results \$ under/over budget
- Aging Report as of 30 Jun 2024 (Month Ending Jun 2023): \$ (>90 days); \$ (61-90 days); \$ (31-60 days); \$ (1-30 days)

**Establish number and term of memberships of the Executive Board (if required and noticed);**

- All 5 Board Positions are open for nominations.
- Current Bylaws do not specify the term of a Board position, so they are assumed to be 1 year. Proposed changes to Section 2.2 (a) of the Bylaws states, “The terms of the Directors shall be for a period of two (2) years, commensurate with the terms of the office to which they are elected. The term of office shall be for a period of two (2) years, with three (3) Directors elected in even-numbered years and two (2) Directors elected in odd-numbered years.” These changes would take effect for the 2025 Annual Meeting.

**Election of inspectors of election (if required)**

- When required - for use in counting a secret ballot. A secret ballot shall be executed when 1) 20% of unit owners call for one; or 2) any Board position is contested; or 3) at the discretion of the Board of Directors.
- If a secret ballot is conducted, ballots will be counted by a committee of volunteers. If a committee of volunteers is utilized, the president of the board (or the individual presiding over the membership meeting) during the meeting should select members of the HOA to serve on the committee of volunteers. The volunteers cannot be members of the board or a candidate in a contested election for a position on the board.

**Election of Directors of the Executive Board;**

- **Vote for 2024-2025 slate of Directors**
  - Call for Nominees
  - Vote
  - New Directors’ Terms begin upon the adjournment of this Annual Meeting

### **Unfinished Business:**

- The Governing Document Committee continues to review the HOA's Governing Documents. This is a slow and difficult process and we have been consulting with the HOA's Attorney to ensure that we stay in compliance with CO State Law.
- Notice and Hearing for proposed Bylaws Changes
  - Vote - requires 67% of the **Members of the Executive Board** (4 votes in favor), to affect the change.
- Notice and Hearing for four (4) proposed Declaration changes
  - Vote on each of the 4 changes - requires 67% of **Unit Owners** or their proxies (33 total votes in favor) to affect the change.

### **New Business:**

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- New board member meeting scheduled to immediately follow adjournment of this Annual meeting on 7/21.
  - Agenda:
    - Determine 2024-2025 Officers.
    - Schedule meetings (has been monthly on the 4th Tuesday of the month at 6:30).

**Meeting Adjourned: Motion: xxx Second: yyy Adjourned at: x:xx**