

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](#)

Call to order: 10:03 am by Wojciech

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 #) Jon and Jean Lovitt 203, Diane Harris & Erik 302, Ken & Cynthia Martinez 301&104, Rich & Linda Kishiue 113, Sheila Brody 106,
- Remote Participants: Name(s) (Unit #), Pash/ Stransky 216, Bramhall 303, Killian 103
- Vote by Proxy: Name(s) [proxy] (Unit #) Kitzman (Elisa K) Unit 208, Weir (Mark W) Unit 105, Gust and Janzen (Will O.) Unit 310, Klopfenstein (Mark W) Unit 309, Trudell (Elisa K) Unit 306, Steward (Elisa K) Unit 109, O'Donnell (Mark W) Unit 101
- 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. Quorum is confirmed

Proof of Notice of Meeting: Per Bylaws, at least 10 and not more than 50 days notice provided (cite mailing on 08 July 2024 and email notification on 07 July 2024).

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

- Secretary: Elisa Kuriyagawa
- Elisa moves to approve without reading. Mark Seconds

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. Mark explained

that the association is looking to adjust bylaws to protect the association more in these situations. (Discussion: Insurance is driving the increase to dues, concurrence that looking at wording in policy is the right way to go, clarifying how to move forward when damage found in a unit, trying to NOT filing a claim will help keep our rates down, please check with HOA if damage caused by another unit occurs, why should association pay for individual damage...because our declarations currently read that we will, drainage is a problem around the buildings, discharge lines above drains are not lined up, maybe putting an L-joint into the drain would help, age of building dictates that supply lines need to be updated, Colorado HOA law is restrictive at all. All that said, we can help write a policy and change declarations to protect owners and the HOA. Another suggestion, could we inspect supply lines at time of sale)

Treasurer's Report:

- Account Balances as of 19 Jul 2024:
 - Operating = \$38,459.07
 - Reserves = \$178,798.72
 - Less a pending account payable
- Profit & Loss as of [30 Jun 2024](#):
 - Net Income to Operating = **(\$8,351.28)**
 - Net Income to Capital Reserves = \$656.75
 - Actual expenses year to date: \$41,878.43 vs forecast of: \$42,962.18 results \$1,083.75 **under** budget. **over** budget by \$1,595.10 in Buildings and Garages, **over** budget by \$2,186.20 in Grounds Maintenance, **Under** budget by \$4,925.00 in Snow Removal.
- Aging Report as of 30 Jun 2024 (Month Ending Jun 2023): \$0 (>90 days); \$0 (61-90 days); \$84.92 (31-60 days); \$0 (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.
- No member requested nominating inspectors

Election of Directors of the Executive Board;

- **Vote for 2024-2025 slate of Directors**
 - Call for Nominees: Elisa nominates Elisa, Joe G nominates Joe G, Wojciech nominates Mark Winkler, Elisa nominates Wojciech, Elisa nominates Mikeleen. Dawn motions to accept slate, Erica seconds
 - Vote: Any opposed to this slate of Board of Directors. Hearing no opposition, the Board of Directors is accepted for 2024-2025. (Discussion: could we pay Board of Directors, more and more work is required of each Board Members, another perspective... owners' voice is essential but do we need a professional management, do we need expert help, 2 years ago the Board looked for a professional management company but could not find a company that would work in Grand Lake, would help if a non-owner would be able to enforce rules and regs and maintain property value) **Mark asked owners to keep an eye out for recommendations of property managers or even maintenance person. Mark said we will set up a committee to research property management.**
 - 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. **Mark motioned to accept new bylaws. Mikeleen seconded. Updated bylaws are accepted.**
- 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. Mark asked if we could change the Declarations requirement of 67% to 51%. **Suggestion that an email ballot with this specific question go out to owners. Diane moved to send out ballot email to change the Declarations for this issue. Mikeleen seconded. Suggestion that we use a google form to count votes.**

New Business:

- We have scheduled Integrity Fire Safety Services to remedy the last of the findings from our Dec 2023 Annual Fire Inspection. They will be servicing the sprinkler system in Building 205 on Monday, August 12th. They will need access for the entire day to the sprinkler closet (Unit 109) and **will need to have access to all 18 Units in Building 205 on Monday, August 12 at some point in the day to replace a number of sprinkler heads. Action to Secretary to send notice to all Building 205 Owners and get access codes for those who will not be present. Maybe get a locksmith for units that owners have not responded to the email.**
- We are under contract with Gold Roofing to have the roof replaced on Building 203. Tentative dates are the 2nd-3rd weeks of September.
- New board member meeting scheduled to immediately follow adjournment of this Annual meeting on 7/21.
- Ken M is contacting the county about property taxes. He is bringing this to the Board's attention.
- Dawn D mentioned the Grand Lake Fire Commission, thinking it might be a good idea to have them talk to us about fire mitigation.

- Comment that the public area needs to eliminate noxious weeds and improve property maintenance. Courtyard needs attention. Thistles are a problem. But water taps are not available. Dawn has been using vinegar (power strength) and spraying weeds. She will do more in the courtyard. **Mark will look at a larger amount in property maintenance.**

Annual Meeting Adjourned: Motion:

Wojciech Second: Mark Adjourned at: 12:35 pm

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7.21.24 @ 10:00 AM MDT

Location: Grand Lake Center

301 Marina Drive, Grand Lake, CO 80447

Call to order: 11:40 am

- New Board Members: Name (Unit), Wojciech, Mark, Joe, Elisa, Mikeleen
- Agenda:
 - Determine 2024-2025 Officers. Wojciech (President), Mikeleen (VP), Mark W (Treasurer), Elisa K (Secretary), Joe G (Member-at-Large)
 - Motion by Elisa to revise our bank account/signature access to retain Wojciech Zolcik (President) and retain Mark Winkler (Treasurer), and retain Robert Blay (CMC). New debit cards to be issued to Wojciech Zolcik and Mark Winkler. Motion Seconded by Mikeleen Reed. Unanimously approved.
 - Schedule meetings will be monthly on the 4th Tuesday of the month at 6:30.

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