

Grandview Villas - HOA Board Meeting Agenda

Date 9.24.2024 @ 6:30 pm MST

Location: Remote via [Google Meet](#)

Call to order: Meeting called to order by Wojciech @ 6:34 MST

Attendees:

- Board Members: Wojciech Zolcik, Joe Grundler, Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa
- Remote Participants: Dawn Dobson,

Reading of Minutes: [7.21.24 GVVillas Annual HOA Board Meeting](#)

- Secretary:
 - Amendments:
- Motion to Accept: Joe motioned to accept and Wojciech seconded

President's Report:

- Update on Building 205 re-roofing: Dawn reported that the work has begun. We did get a call from the fire department about nails on pavement. Gold Roof went out and picked them up. Joe inquired how many tiles will be used.

Treasurer's Report:

- Account Balances as of 23 Sep 2024:
 - Operating = \$102,192.89
 - Reserves = \$145,671.64
 - Note: \$53k+ from Reserves to Operating to make full year payment on AmFam HOA Policy has yet to be paid out to AmFam.
- Profit & Loss as of [31 Aug 2024](#):
 - Net Income to Operating = **-\$4,221.68**
 - Net Income to Capital Reserves = \$564.52
- Total expenses of \$52,912.01 to budget of \$53,683.84 as of 31 Aug 2024: \$771.83 **under** budget

- Aging Report as of 31 Jul 2024: \$0 (>90 days); \$0 (61-90 days); \$6050 (31-60 days); \$0 (1-30 days)

Unfinished Business:

- Vote for Proposed Declarations changes has received 36 responses. **Joe and Dawn will call the remaining units who did not vote. Elisa will send Joe a list with phone numbers. So far 37 units have voted. We had fair success with the form we sent out.** We will be able to move forward on insurance changes when voting is complete. **Talking points, when Joe calls or when we answer questions, will be put in an email and shared with the board.**
- Sent a request for proposal to Snowcap property management. Snowcap declined. We were unable to find a property management company. This item will be table until interest is shown by owners.
- Need to get signed copy of Bylaws (as approved at July's Annual meeting) posted and distributed **Elisa will sign and send to CMC to post to Association Online, to our GVV website, and to all homeowners.**
- Sprinkler Head work done in Building 205 on Monday, August 12th. The sprinkler heads have passed UL testing and won't need to be retested in Building 205 until 2034. IFSS has sent report (filed) and will send the tag for the system soon.
- Received a bid from IFSS to do our 2024 Fire Suppression/Alarm System Testing (Alarm Systems, Sprinkler, and Antifreeze Loop testing). Total bid amount for all tests to all three buildings is \$850. Last year, we paid CINTAS, \$3792.35 for this testing. Unless anyone has issues, I plan to accept the IFSS bid. We will discontinue using CINTAS. Board agrees to move from IFSS from Cintas. **Thanks to Mark for working on this.**
- Question to follow up with Will about the mice we are dealing with. **Wojciech will follow up with Will on this issue.**
- **Wojciech will also talk to Will about next season's yard clean-up in the spring. Dawn will research who we could hire to do this work.**

New Business:

- Handicap Parking Spaces in front of Building 207 **When spaces were repainted, handicap space was on slant, so the space next to it was assigned handicap. Next year, we will move the handicap spot and return the other spot. Wojciech and Dawn will try to repaint in the meantime**
- How to address insurance premium increase (There was talk about an assessment to cover insurance increase. Mark advises to NOT give an assessment but to pay with current budget)
 - Authorized Contact to submit claims
 - Owner liability for negligence
 - Requirement for renters to have insurance with \$100k liability (These bullet items refer to what we would need to include in our insurance policy.
 - We can get more responsible changes in declarations, we can add wording in our insurance policy, we can look at new insurance companies. We can also inspect units and mandate maintenance items. **Mark will draft an email about possible inspections about hoses and what this would mean to owners. Mark also mentioned that we need a policy about proper garage use, maintenance of fenced yards, etc.)**
- Handyman for unit hose inspection and replacement and other maintenance (Joe has a recommendation of a maintenance person that people could use for personal needs.)
- Roofmaxx product to extend the life of roof (Joe has researched this and feels it would be a good idea to look into doing this to our new roof. We would have to look into our warranty. **Joe will look into this further.)**
- Stain touch up Unit 308 and repair on patio fence 107. Also: minor repair to the gutter at the west end of the garages in front of building #3 at garage #1. **(Elisa will contact the concerned owner about staining that will happen in spring. Wojciech will ask for a bit on the damaged fence. Also we will ask for a bid on this gutter. Board approved for KM to repair the gutter.**
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- On behalf of the HOA, All Board Members will need to submit information to comply with U.S. Beneficial Ownership Information Reporting. [See Georgia Letter](#). **(Mark will look into how we can submit this. Elisa will help Mark input information as well.)**
- Requesting volunteers for 2025 Financial Committee to assist in preparing and reviewing the 2025 Budget. Expect to kick off the process in early-mid October with the goal of presenting the Budget to the Board for its

approval at the Nov Board Meeting and Unit Owner approval in Dec. **Elisa will send out an email to ask for these volunteers.**

- Snow plow company will be putting up extra markers
- Mark asked if we wanted to send another letter to the owner with insurance claim. **The board agreed to send the letter.**
- Next meeting October 22

Meeting Adjourned: Motion:Elisa Second: Mikeleen Adjourned at: 8:01 pm