

## Grandview Villas - HOA Board Meeting Minutes

Date 11.26.2024 @ 6:30 pm MT

Location: [Google Meet](#)

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Call to order: Meeting called to order by Wojciech Z. @ 6:30 MT

### Attendees:

- Board Members: Wojciech Zolcik, Joe Grundler, Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa
- Remote Participants: Dawn Dobson, Rich and Linda Kishue, Tom and Debbie Jenkins, Haley Landry,

### Reading of Minutes: [10.22.2024 Meeting Minutes](#)

- Secretary:
  - Amendments:
- Motion to Accept: Mikeleen motions to approve; Joe seconds. Minutes are approved

### President's Report:

Snow plow contract was sent in and the plows are out plowing now.

### Treasurer's Report:

- Account Balances as of 26 Nov 2024:
  - Operating = \$38,214.89
  - Reserves = \$100,887.66
- Profit & Loss as of [31 Oct 2024](#):
  - Net Income to Operating =\$12,224.25
  - Net Income to Capital Reserves = **-\$48,793.18**
- Total expenses of \$71,026.84 to budget of \$69,939.90 as of 31 Nov 2024:  
**\$1,086.94 over** budget.
  - **\$3,509.60** over budget for Building and Grounds Maintenance
  - **\$1,009.76** over budget for Insurance
  - **\$4,925.00** under budget for snow removal

- Aging Report as of 31 Oct 2024 : \$1620 (>90 days); \$xxx (61-90 days); \$xxx (31-60 days); \$99.08 (1-30 days)
- Need to make sure we leave time for “New Item” of 2025 Budget Proposal

#### Unfinished Business:

- Snow plow contract
- Declaration changes
  - Additional votes cast. Recommend the Board declare the voting to be closed and approve the four changes approved by the Unit Owners
    - Mark to take action item to get the change made with the County.
    - **Recommend we immediately increase our insurance deductible to \$20k (should provide ~\$7k credit) Tabled for now.**
- Recovery of Deductible for Bldg 205 Insurance Claim: Mark has not heard anything to date about payment. **Mark will draft another email.** Joe asks if the attorney can send a letter as well. We will wait two more weeks to see if we get a response
- To help keep water out of crawl space on the west side of building 203, purchased 3x Polyethylene Reversible Heavy-Duty Window Well Cover (44”x19”x15”) and landscaping stakes. These have been installed.
- New System Sensor P2RK alarm/strobe purchased installed on building 203 to satisfy deficiency from Annual Alarm System Inspection.
- 8 shovels and 8 Brooms purchased, labeled and distributed to all stairwell areas. Additionally, Copper Mesh was purchased for mouse-proofing window-well areas.

#### New Business:

- CMC is terminating our contract in February 2025. Dawn suggested to the President to contact CMC to see if we can delay until taxes are done, maybe after the second quarter.  
Wojceich asks what we will do in order to find another accountant. Joe is asking for a list of what CMC does for us so we can look for replacement.
- Unit (114) water damage and upcoming HOA inspection: Owners present at meeting. They gave a description of what a report was given to them by

their contractor. They said it was reported that the joist is missing in the building. Dawn mentioned the emails sent to owners about the condensation routed through the floor drain. **Elisa said that Will had been contacted and that a GVV contractor will go into units on Sunday. Elisa will reach out to unit owners to get codes for entrance. The contractor will communicate to the GVV Board.**

- **2025 Budget Presentation**

- Thanks to Jon and Jean Lovitt, Mike Killion, Jessica Bramhall, Dawn Dobson and Joe Grundler. The Finance Committee met 5 times in Oct and Nov. Additionally, we received input from CMC (Heidi)
- [2025 Proposed Operating Budget](#)
- [2025 Proposed LTRP](#)
- **Bottom line: Substantial 11.7% increase to dues for 2025 (current = \$810 - Proposed = \$905).**
  - **4.4% reduction on dues to Reserves (current = \$406 - Proposed = \$388)**
  - **28.0% increase on due to Operating Budget (current = \$404 - Proposed = \$517)**
  - **Insurance is the single largest driver (again), \$18k upper representing an increase of ~\$94/quarter per unit in dues.**
    - We will need to increase our insurance deductible from \$10k to \$20k.
  - **Based on comments from the Annual Meeting, we doubled the Grounds and Building Maintenance line items.**
  - **The Committee was able to remove/delay/spread some future lines in the LTRP to allow us to actually reduce our contributions to the Reserves in 2025 while still maintaining our plan of achieving 70% funding by 2038**
  - **Discussion**
  - **Unless there are any substantial errors or changes recommend the Board Approve the Proposed budget for Vote of the Unit Owners at the Dec Annual Budget Ratification Meeting**
  - **A letter will go out to owners, this will be sent with a Proxy to unit owners. Budget Ratification Meeting.**
  - **Elisa motions and Wojciech seconds to send the proposal out to owners. Motion is passed.**
  - **Mark will write letter and send to CMC**

**Meeting for Budget Ratification: Saturday 28 @ 9:30 MT**

**Meeting Adjourned: Motion: Mikeleen    Second: Mark    Adjourned at: 7:30 pm**