

Grandview Villas - 2025 Budget Ratification Minutes

Date 12.28.2024 @ 9:30 am MT

Location: [Google Meet](#)

Call to order: Meeting called to order by Wojciech Zolcik @ 9:34 am MT

Attendees:

- Board Members: Wojciech Zolcik, Joe Grundler, Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa
- Owners Present: Dawn Dobson, Hailey Pash, Will O'Donnell,
- Proxies: Greener (Elisa); Hence (Mark); Kitzman (Elisa); Weir (Mark); Harris (Elisa); Martinez (Elisa); Martinez (Elisa); Bruton (Will); Janzon (Elisa); Klopfenstein (Mark); Bramhall (Elisa); Trudell (Elisa); Lovitt (Mark)

Reading of Minutes:

- Secretary: [11.26.2024 HOA Minutes](#)
 - Amendments:
- Motion to Accept: Mark moves to accept the minutes and Mikeleen seconds the motion. Unanimous approval.

President's Report:

- The board voted to work with MicroHOA as our new management company, and this was done through an email vote. The vote was unanimous.
- Need to send out information about our new management company, MicroHOA, as soon as they are completely onboarded.

Treasurer's Report:

- Account Balances as of 27 Dec 2024:
 - Operating = \$44,118.63
 - Reserves = \$101,204.65
- Profit & Loss as of [30 Nov 2024](#):
 - Net Income to Operating = **-\$4,659.44**
 - Net Income to Capital Reserves = \$316.99

- Total expenses of \$78,104.52 to budget of \$75,792.82 as of 30 Nov 2024: **\$2311.70 over** budget.
 - Drivers:
 - Insurance over by **\$2,214.98**
 - Grounds Maintenance over by **\$2,025.46**
 - Building Maintenance over by **\$1789.04**
 - Snow Removal under by **\$4,510.00** (Need to see signed contract from Wes.)
- Aging Report as of 30 Nov 2024: **\$810.00** (>90 days); \$0 (61-90 days); **\$49.54** (31-60 days); **\$4445.00** (1-30 days)

New Business:

- During the Nov, 2024 HOA Board meeting, the Board voted unanimously to accept the proposed 2025 Annual Operating Budget and LTRP for subsequent vote by the Unit Owners. Materials were sent to all Unit Owners by US Mail and email of record prior to Dec 10th, 2024.
- Per Section 19.4 of the Grandview Villas Declarations, “Unless at that meeting the budget is rejected by a Majority Vote of the Unit Owners, the budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the Unit Owners shall continue until the Unit Owners ratify a new budget proposed by the Executive Board.”
- Open to comments: No comments
- **Proposal to Adopt [STR Registration Fee Allocation Proposal](#)**
 - Mark Winkler motioned to adopt the STR Registration Fee Allocation Proposal. There was a second from Wojciech Zolcik. STR Registration Fee Allocation Proposal was unanimously ratified by owners.
 - **[2025 Proposed Operating Budget](#)**
 - Mark Winker motioned to adopt the 2023 Operating Budget. There was a second by Joe Grundler. The 2025 Operating Budget was unanimously ratified by owners.

- [2025 Proposed LTRP](#)
- Mark motioned to adopt the 2025 LTRP. There was a second by Wojceik Zolcik. The 2025 LTRP was unanimously ratified by the owners.

Other Business:

Will O'Donnell thanked Mark Winkler, the Budget Committee, and the Board for the work on the budget. He also thanked Mark about keeping an eye on the electric bill due to the heat tapes. Will explained that the heat tapes are left on and are supposed to come up to temperature when needed automatically. We will continue to watch the bill. Hopefully the bill will be less than before the new system was installed. Heat tapes are supposed to power up when the melting temperature is close. Leaving them on prevents an energy draw to start-up. The Board will continue to monitor the new system. The electrician did check December 27, yesterday, to make sure that the system was working. It was working at that time.

Mark Winkler delivered the Declaration change to the county. The county will file this. When we receive this we will upload it to the website and then we will send out an email to owners. We will also send an update about our new management company. We will also specify our new HOA dues rate.

Mark will take the ratified budget to Heidi.

Mark will begin work on a new insurance policy.

Will would like to reduce the number of emails by combining information on a single email. Will explained that the heat tape man recommended that we get a 20% salt mix with a spreader. The Board agreed. Will is going to work on this. Wojciech will bring a spreader. Dawn mentioned that we need to be thoughtful about where to place this. Mark has an icy spot outside Unit 203. He would like to buy an ice chopper. Board agreed. Will recommended a climbing ax. We should also put caution signs up about conditions.

Dawn would like the Board to meet about maintenance policy about floor drains. Wojciech would like to add this item to the next Board Meeting. Will invited all to add to

the Maintenance Directive Spreadsheet that he created. This can be found in the Sheets folder. The link is also listed below:

[Maintenance Directive](#)

Next Meeting: January 28 at 6:30 pm

Mikeleen Reed motioned to adjourn the meeting. Mark Winkler seconded the motion. The motion was unanimously approved. Meeting is adjourned. Meeting was adjourned at 10:35 am Mountain Time.