

Grandview Villas - HOA Board Meeting Agenda

Date 02.25.2025 @ 6:30 MT

Location: [Google Meet](#)

Call to order: Meeting called to order by Mikeleen W. @ 6:30 MT

Attendees:

- Board Members: Wojciech Zolcik (absent), Joe Grundler, Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa
- Remote Participants: Carol Wegleitner (316), Dawn Dobson (108)

Reading of Minutes: [01.28.2025 Board Meeting Agenda](#)

- Secretary:
 - Amendments:
- Motion to Accept: Mark Winkler motioned to accept the minutes without reading, Joe Grundler seconded this motion
- All agreed

President's Report: (Wojciech absent due to illness)

Treasurer's Report:

- Account Balances as of 20 Feb 2025:
 - Operating = \$55,176.15
 - Reserves = \$121,357.71
- Profit & Loss as of [31 Jan 2025](#):
 - Net Income to Operating = \$17,787.34
 - Net Income to Capital Reserves = \$18,876.12
- Total expenses of \$7,139.71 to budget of \$6,519.80 as of 31 Jan 2025:
\$621.41 over budget.
 - Discuss how Insurance is booking this year.
- Aging Report as of 31 Jan 2025: \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$9750 (1-30 days)

Unfinished Business:

- Follow-up on Electrical Usage for Heat Cable on Bldgs 203 and 205: Mark is concerned about the difference in usage between all three buildings. He showed charts from Mountain Electric that showed these differences. Dawn thought the difference can be attributed to the heaters in the fire suppressant closets in 203 and 205. Mark is still concerned about the usage in 205. Dawn thought it might be the difference between the linear footage of cable between the two buildings. **Dawn suggested having the electrician out in the spring to work on making the cable more efficient on Building 205.**
- STR Expired License(s) Followup: GVV approved a letter and sent it to the owner of this STR. The owner did not respond. The owner did send his annual fee and Heidi did respond that this was received. Dawn has not released his letter of approval. Board voted to assess the owner for the six months the owner failed to pay. **Board will ask Wojciech to reach out to Unit 206 about paying the six months back-pay.**
- At this meeting, Dawn spoke with the owner of 316 about the process of becoming a STR in our community.
- Update on progress for two new Policies
 - Insurance Claims: Tabled until Wojciech returns
 - Maintenance Directives:
 - Mark to send out the first draft before 03 Mar.
 - Mark is thinking about the different maintenance items that need to be included in the Directive and then how to inspect for this maintenance. Mark is thinking about an inspection before a sale. Dawn is wondering if we should do an annual inspection.
 - Mark invites feedback when the Draft is sent out.
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- Building 207 Floor Joist Issue: We have two invoices for two different inspections from the owners. The owner's contractor is disputing our engineer. The Board decides to go into an Executive Session.

Executive Session: 7:19 pm.

(Minutes of this meeting taken separately.)

Mark will communicate the Board's wishes to the owner.

New Business:

- **Communication to Unit Owners about MicroHOA:** Dawn will meet with Micro HOA next week about STR issues. Board is working to sign in to the portal. Elisa will send letters to owners generated by Micro HOA. This is an introduction to the new management and the upcoming portal use.
- Surveillance camera notices are up around the trash dumpster.
- Mikeleen is concerned that people are parking where snow storage can be utilized. Mikeleen said that the Town is coming to take some of our snow for an event in March. Dawn would like the snow-removal team to move the snow back further into the courtyard to accommodate the spring storms coming up.
- Backfill for drain under dryer for Unit 108. Dawn will backfill with dirt. Mud is flowing up the dryer vent. Mikeleen will be on the lookout for a maintenance person.

Meeting Adjourned: Motion: Mark Winkler Second: Joe Grundler

Board Agreed

Adjourned at: 7:47 pm (MT)

Next Meeting: 03.25.2025 @ 6:30 pm MT