

Grandview Villas - HOA Board Meeting Agenda

Date: 05.27.2025

Location: [Google Meet](#)

Time: 6:30 pm MDT

Call to order: Meeting called to order by Mikeleen Reed @ 6:38 MDT

Attendees:

- Board Members: Wojciech Zolcik, Joe Grundler, Mikeleen Reed, Mark Winkler, Elisa Kuriyagawa
- Remote Participants: Jessica Bramhall, Linda and Rich Kishiue, Dawn Dobson

Reading of Minutes: [04.29.2025 HOA Agenda/Minutes](#)

- Secretary:
 - Amendments:
- Motion to Accept: Mikeleen moves to accept minutes without reading. Mark seconds. All agree

President's Report:

Treasurer's Report:

- Account Balances per Vantaca as of 26 May 2025:
 - Operating = \$45,721.15
 - Reserves = \$134,222.02
- Total expenses of \$25,716.46 to budget of \$41,775.32 as of 30 Apr 2025: \$16,058.86 under budget
 - May have unbilled snow removal? \$11,425.00 budgeted and \$0 invoiced.
 - Appears to be other line items (specifically MPEI) that may not have reconciled from changeover between CMC and MicroHOA
- Aging Report as of 30 Apr 2025: \$0 (>90 days); \$0 (61-90 days); \$0 (31-60 days); \$20,659.60 (1-30 days)

- Appears to be split about 60/40 between “actual” delinquencies and issues with new billing via the MicroHOA portal.
- Treasurer Actions from April Meeting:
 - Reporting function of MicroHOA Portal seems to be working now. Will take a month or two to get used to the new reporting format and information.
 - “Missing” funds from transfer of banks from UBB to First Citizens have finally been resolved. They were actually deposited to First Citizens on April 9th, but not “journalled” by MicroHOA until May. This item is resolved.
 - [RoofMaxx analysis](#). If the product does what it claims and extends the life of each of the garage roofs for 5 years beyond our current replacement schedule, the upfront cost of \$15,541 will allow us to defer garage roof replacements as follows:
 - Garage "6" (faces 203 & 205) - from 2027 to 2032
 - Garage "5" (back alley and backs to courtyard) - from 2028 to 2033
 - Garage "7" (faces 205 and 207) - from 2030 to 2035
 - Garage "4" (back alley backs to W. Portal Rd) - from 2032 to 2037
 - Cons: Effectively costs ~\$15k more to the long term budget. There are significant negative comments/reviews on-line about the product and its perceived effectiveness.
 - Pros: Move costs out of our most challenging year (2030).
 - According to RoofMaxx, all but Garage 6 may be able to be extended for another 5 years after the first 5. I did not factor this into the mix.
 - If nothing else, alerted me to the fact that we needed to put in the garage roofing again for ~20 years after the dates we next reroof.
 - Discussion: Dawn said that maybe doing one roof would be a more cautious approach. Jessica B looked at some negative reviews and felt it might be risky to do. Mark also read negative reviews and felt a little cautious. Joe commented that pushing out re-roofing would help the budget. Joe felt it would be a good investment for the initial 15K. Wojceich is against it after looking at reviews of the product. Mikeleen is not comfortable without having local references. Mark mentioned that there were no references in Colorado. **Mark will get back to RoofMax to tell them we are not interested at this time.**
- Federal Tax Payment to IRS was cut from UBB by CMC in March, but IRS appears to have been slow in cashing the check. By the time they got to it, the UBB accounts had been closed. We received a “nasty gram” from the IRS. MicroHOA has resolved the issue and submitted payment from the First Citizens account.

- “Final” American Family Insurance Claim Payment from last year’s Bldg 205 water damage issue of \$14992.80 was sent to CMC vice MicroHOA. Picked up from CMC and mailed to MicroHOA for deposit with First Citizens. Approved the invoice to make the final payment on behalf of the affected Unit Owner to Rocky Mountain Catastrophe.
- Reserve Fund Short-term Investment Options
 - First Citizens pays minimal interest on GVV Funds in the Reserves Savings Account
 - MicroHOA recommends CDs and First Citizens has a number of options.
 - Recommend we open a CD Ladder with ~\$20k-\$30k in each of 3, 6, 9 and 12 month CDs which will pay ~3.5%. At maturity, each CD renews at then current 12 month CD Term (rates in effect at time of renewal). Elisa moves to make this investment. Mikeleen seconds. All agree. Passed. **Mark will work on this. Mark is also working on getting debit cards for the Board to use. Mark will also look at treasury bonds as well.**

Unfinished Business:

- **Gutter repairs to Garages (Mikeleen):** Mikeleen explained that the repairs will be made this week.
- **Staining Bid Update (Dawn):** No update yet. Dawn will check in with Carmen again.
- **Mowing and Landscape:** Mikeleen sent out two bids. Alpine is flexible and is recommended by Grand Lake. Elisa moves that Mikeleen hire Alpine to mow for GVV this summer. Wojceich seconded. All agreed. **Mikeleen will call Alpine this week.**
- **Leak and water damage in Building 203:** Mark reported that the owner filed claims through insurances. It appears that affected Owner’s Policy will cover up to the \$10,000 deductible and any remainder will go to the HOA Master Policy with American Family. It currently appears that the Unit Owner’s Policy for the Unit from which the water originated will not pay - though this has not yet been completely determined.

New Business:

- **Need to draft a letter for MicroHOA to send out to have all Unit Owners upload copies of their proof of Insurance (H06 Policy) on their units per Declarations Change that went into effect in Dec. Mark will draft this letter.**
- **Setting Date for Annual Meeting: August 31 at 10 am. Elisa will book a room at the Grand Lake Center.**

- **Hearing for Maintenance Directives Policy: Discussion in regard to the emails that were sent to the Board prior to the meeting. Dawn made the comment that she would volunteer to physically inspect, Joe likes the idea of having people send in a photo of work done. Jessica B asked if people did not adhere to the recommendations, what recourse would the HOA have. Mark explained that we could put a lien on the property and we could make a case of negligence for insurance claims. Jessica wondered if we could get into litigation with the unit owner. Joe asked about whether the insurance company would see these as negligence. Joe asked why this policy would be necessary to prove negligence. Joe asked if this actually would make a difference. Mikeleen shared this concern of Joe's. Joe will call our insurance company to ask his questions.**
- **Vote by Board on implementing Maintenance Directives Policy: Wojciech moved to vote on the Maintenance Policy. Mark seconds: Opposed 1, For: 2 Abstain: 2. (Motion fails and is not adopted at this time.) We will revisit this again.**

**Meeting Adjourned: Motion: Wojciech Z Second: Mark W. seconds All agree
Adjourned at: 7:47 pm**

Next Meeting on June 24 @ 6:30 pm