

Grandview Villas - HOA Board Meeting Agenda

Date: 06.24.2025

Location: [Google Meet](#)

Time: 6:30 pm MDT

Call to order: Meeting called to order by Wojciech Zolcik @ 6:30 MDT

Attendees:

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

Reading of Minutes: [May 2025 Agenda/Minutes](#)

- Secretary:
 - Amendments:
- Motion to Accept: Mark moves to accept Minutes without reading. Wojciech seconds. All voted yes.

President's Report:

Treasurer's Report:

- Account Balances as of 22 June 2025:
 - Operating = \$48,719.19
 - Reserves = \$140,453.75
 - Note: Pending funding of CDs as noted below
- Total expenses of \$10,380.60 to budget of as \$25806.65 of 31 May 2025: \$15426.05 **under** budget
 - Pending 2025 Invoice(s) for Snow Removal, MicroHOA is missing Jan-Mar Electrical Payments (totaling \$3137.85).
 - **Check Heat Tape on building 205 - is it still turned on? (Dawn turned the tape off during the meeting.)**
- Aging Report as of 31 May 2025: \$0 (>90 days); \$11,179.60 (61-90 days); \$5,430.00 (31-60 days); \$192.90 (1-30 days)
 - Note: Late Fees and Interest are being assessed

Action Items from last meeting:

- 1) Order Debit cards. They are in process to be issued to Mikeleen and Elisa. Will be sent by First Citizen's to MicroHOA and MicroHOA will send to Mikeleen and Elisa.
- 2) Move some of Reserves \$ to CDs for higher interest than First Citizens' money market. \$40,000 to 6 month CD @ 3.85%, \$60,000 to 3/6/9/12 Month Bond Ladder @ 3.50%.

Unfinished Business:

- Finalize vote for Maintenance Directive Policy: Mark Winkler moves to accept the new Maintenance Directive Policy. Wojciech Zolnik seconds. Four vote yes. One votes no. Policy passes. **(Needs to be signed by Wojciech. Needs to be put online under Governing Policies. Then a link to that needs to be sent to homeowners.)**
- Check-in Lawn mowing: Wojciech needs to sign the contract. They have mowed and Mikeleen has been in contact. They have sent invoices for three mowings. Dawn mentioned that they did not cut weeds along the garage bays on Portal Road. Mikeleen and Dawn said that they have been here twice. Mark will go back and check the contract. **Mikeleen will talk to the company, will send the contract to Wojciech, and send the bid to Mark again.**
- Discuss [Proposal from MicroHOA](#) on monitoring Unit Owner Insurance Compliance: Mark does not want to have MicroHOA monitor this because it is an add-on cost. **Joe volunteered to take care of that information.**
- Date for Annual Meeting
 - Notice to Unit Owners of upcoming open Board positions: **Elisa will send this out.**
 - **August 31, 10:00 - 12:00. Grand Lake Center**

New Business:

- **Trash Company (Mikeleen)** Mikeleen was wondering if Ranch Creek was less expensive. Mikeleen will see how their service is at Columbine Lake. We will visit this again next year.
- **No Smoking Signs:** Wojciech was not convinced that signs would help. Dawn suggested that we have STR owners to place No Smoking signs on their patios. From now on we will send warnings to those that we receive complaints on and remind them of our policy. Also we will fine them with the next complaint.
- **Maintenance Items**
 - **Gutters - in work (estimated date?) Mikeleen will also call the gutter repair people to get that repair started as well**
 - **Handrail Building 203:** A resident fixed the problem. We need to check to see if it needs staining.
 - **Handrail Building 205 Dawn will sand the area that is a problem.**
 - **Electrical Box on Building 203**
 - **Privacy Fence Building 203 (behind unit 105) - Owner's Responsibility**
 - **Concrete entries to multiple garages are crumbling. Look into getting a bid for Solid Pebble Epoxy - or some other potential solution. Mikeleen will look into getting a bid for some kind of mitigation.**
 - **Other? Carmen did not respond to last contact. Mikeleen will ask Wheatley Creek for a bid.**
 - **Firepit: Discussion: Because this is so difficult to make sure it is safe. Dawn proposed to switch it to a propane fire table. Dawn has one to donate for this season. Will table this discussion for next month.**
 - **Wojciech reminded us that there is a vent in his building, 207, Units 316 and 317, that needs to be repaired. We will call Gold Roofing to look at it. Mikeleen will call.**

Meeting Adjourned: Motion: Mikeleen Reed motioned to adjourn the meeting. Second: Joe Grundler seconded. All agreed. Adjourned at: 7:44 pm

Next Meeting: July 22, 2025

Annual Meeting: August 31, 2025, 10:00 am MDT, at Grand Lake Center