

# Grandview Villas - HOA Board Meeting Agenda

Date: 07.29.25

Location: [Google Meet](#)

Time: 6:30 pm MDT

---

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

## Attendees:

- Board Members: Wojciech Zolcik, Joe Grundler, Mikeleen Reed, Mark Winkler
- Remote Participants: Jean Lovitt

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

- Secretary:
  - Amendments:
- Motion to Accept: Wojciech motions to accept and Mikeleen seconds. Motion accepted.

## President's Report:

- HOA Master Insurance Policy with AmFam will not be renewed. Expires 17 Sep 2025. **Action to Mark to draft Declaration wording change to increase allowable deductible.**
- Sent email about smoking to Unit 114 (Elisa)
- Sent email about fence repair to 105 (Elisa)
- Sent email about cutting grass to 103 (Elisa)
- Mowing along W. Portal Road. **Mikeleen will contact Alpine to get this done.**

## Treasurer's Report:

- Account Balances as of 28 Jul 2025:
  - Operating = \$68,765.61
  - Reserves = \$145,957.42
    - Savings = \$45,657.81
    - CAB CD Matures 12-17-25 3.92% APY = \$40,126.77

- CAB Ladder CD Matures 9-17-25 3.56 APY = \$15,043.21
  - CAB Ladder CD Matures 12-17-25 3.56 APY = \$15,043.21
  - CAB Ladder CD Matures 3-17-26 3.56 APY = \$15,043.21
  - CAB Ladder CD Matures 6-17-26 3.56 APY = \$15,043.21
- Total expenses of \$21,753.20 to budget of \$29,122.98 as of 28 Jun 2025: \$7,369.78 **under** budget
  - No snow removal invoice presented yet for 2025.
  - Electric **over** budget by **\$417.98**
  - Trash Collection **over** budget by **\$291.81**
- Aging Report as of 30 Jun 2025: \$12,238.92 (>90 days); \$77.16 (61-90 days); \$0 (31-60 days); \$0 (1-30 days)

#### Unfinished Business:

- American Family Insurance is exiting the Condo insurance marketplace and has informed Grandview Villas that our policy will not be renewed upon expiration (17 Sep 2025).
  - Need to make decision on Insurance Policy for 2026
    - Farmers - \$58,179
      - \$19,742,000 Coverage
      - Deductible is \$25,000. GVV Declarations allow us to only go as high as "the lesser of \$20,000 or one percent (1%) of the policy face amount" - in this case \$19,742
      - In order to accept this policy, we'll need to have all Unit Owners vote to change the Declarations to allow the higher deductible (51% or 25 Unit Owners must vote to approve).
    - State Farm - \$58,182
      - \$23,254,612 Coverage
      - Deductible is \$20,000.
- Insurance Claims 2025
  - 17 Apr 2025 Bldg 203 leak - Claim 01-008-838-925
    - Final insurance claim payment made to MicroHOA. Awaiting final vendor invoice for payout and closure. Damaged Unit's Insurance paid \$10,000 HOA Master Policy Deductible. No out-of-pocket cost to HOA.
  - 01 Jul 2025 Bldg 203 leak - Claim 01-009-030-605
    - Initial claim payment made to MicroHOA. Awaiting determination from Damage Units' Insurances on payments to

be made. \$10,000 HOA Master Policy Deductible unresolved at this time in the claim process.

- 05 Jul 2025 Bldg 203 leak - Claim 01-009-085-848
  - No claim payments made yet. Awaiting determination from Damage Units' Insurances on payments to be made. \$10,000 HOA Master Policy Deductible unresolved at this time in the claim process. Due to the nature of this leak and pending sale of Unit from which the leak originated, Title Company is attempting to establish an escrow account from sale proceeds to potentially pay any non-covered damages.
- Proof of Insurance (H06 Policies) deadline for Unit Owners is 31 Jul. Next steps?
  - Joe is handling this. Working with MicroHOA to get data.
  - Discuss next steps at annual meeting.
- Mikeleen/Elisa - were First Citizen debit cards received?
- Action to review mowing contract with Alpine:
  - Seasonal price is \$3,043.30
  - "The lawn mowing service cost is per 365 days, with an average of 11 cuts per growing season. We do not adjust prices due weather extremes causing fewer cuts or need for double cuts."
  - "Client agrees to pay monthly payments in the amounts listed above for the current year."
  - "This agreement is an auto-renewing contract between Alpine Landscape Service (ALS) and client (signed below) which may be cancelled by client anytime after a minimum of 10 mowing services or payment for those services."
  - Bottom Line is that it appears we agreed to pay Alpine the full amount specified for the 2025 mowing season. If we want to move to another vendor next year, we explicitly need to cancel with Alpine after this season.
- 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.**
  - Epoxy apparently does not hold up to freeze/thaw in GL.
  - Mikeleen looking for a concrete contractor. Still in work. May prove to be too expensive to repair.

- 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.**

**New Business:**

- Pine tree removal, back side 205 - Lauren Klopfenstein, Elisa
  - **Table to next meeting**
- Need to schedule IFSS and Backflow Systems LLC for Annual Fire alarm/suppression Systems and Backflow Systems Testing.
  - **Mark takes action to schedule these.**
- Next Meeting Sunday, 31 August 10:00AM at Grand Lake Center. This is the Annual Meeting.

**Meeting Adjourned: Motion: Mark Second: Joe Adjourned at: 7:17 PM**