

# Grandview Villas - HOA Board Budget Ratification Meeting Agenda 12.02.2025

6:30 pm MST @ Location: [Budget Ratification Google Meet Link](#)

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**Call to order: Meeting called to order by Joe Grundler @ 6:40 pm MT**

## **Attendees:**

- **Board Members:** Joe Grundler, Jess Bramhall, Elisa Kuriyagawa, Krismichelle Zolick
- **Remote Participants:** Mark Winkler (Unit 106), Dawn Dobson (Unit 108), Will O'Donnell (Unit 101), Carolyn Kitzman (208)
- **Vote by Proxy:** Jon Lovitt, Unit 203 (Mark Winkler) , Erica Weir, Unit 105 (Jess Bramhall)

**Reading of Minutes:** [11.25.2025 HOA Agenda/Minutes](#)

## **Amendments:**

- **Motion to Accept:** Jess moves to accept without reading
- **Second:** Krismichelle seconded
- **In Favor:** Motion passes

## **Purpose of Meeting**

This meeting is to discuss the proposed 2026 Annual Operating Budget for subsequent vote by the Unit Owners. Materials were sent via email from the HOA inbox with the following details:

## **Budget Summary:**

### **[2026 Proposed Annual Operating Budget:](#)**

As a result of the detailed budgeting process and subsequent analysis, the Board is proposing an increase of \$54.00 per quarter to our dues, effective 01 Jan 2026. This reflects a 6% increase in quarterly dues from \$905 (2025) to \$959 (2026).

The portion of the quarterly dues attributable to the Operating budget increases by 4.6%; from \$517 to \$541. Major drivers on the Operating Budget side were:

- 1) Insurance - A policy annual premium increase of over \$3,488 from 2025 rates.
- 2) Trash - increase of \$1,167 from 2025 to account for twice per week trash removal year-round to keep up with volume.
- 3) Taxes - \$1,200 in taxes owed on interest earned from our investments (e.g., laddered CDs)

#### **Proposed 2026 Long Term Replacement Plan:**

The portion of the quarterly dues attributable to the Capital Reserves is an increase of 7.7%; from \$388 to \$418. Major drivers on the Capital Reserves side were the following: replacing the roof, vents, and gutters on Building 207; and staining all four of the garage buildings. This year is a very busy project year, costing the HOA more than \$175K. This is necessary to keep up with our Long-Term Replacement Plan as per our Reserves Study Analysis. This helps us keep up the value of our property and avoid sudden or costly assessments.

#### **Budget Ratification Process:**

As indicated in our governing documents, the Board is required to propose an Annual Budget to the owners at a Special Budget Ratification Meeting. 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.”*

#### **Discussion:**

- **Jess will go back to MicroHOA and make sure that they automatically update to the new quarterly amount.**
- **Jess will ask MicroHOA to email owners about the ratified budget.**
- **Jess will PDF LTRP and Annual Operating Budget and make sure that MicroHOA has both of those.**

**Motion to Ratify 2026 Operating Budget: Dawn Dobson**

**Second: Jess Bramhall**

**Vote: All were in favor; passed**

**Motion to Ratify 2026 Long-Term Replacement Budget: Elisa Kuriyagawa**

**Second: Dawn**

**Vote: All were in favor; passed**

**Other Business: (To be determined)**

- **Next meeting will be Jan 13 @ 6:30 pm MST**
- **Joe will email this week for volunteer for maintenance directive**
- **Elisa will get email to Joe to approve about seasonal announcements to owners**
- **Dawn volunteered to help make a Google Form for insurance forms**

**Meeting Adjourned: Motion: Jess Bramhall Second: Dawn Dobson Vote: All in favor Adjourned at: 7:02 pm MST**

**(Note: The HOA received an email from Kevin Muegge explaining that he had tried to join the meeting but did not get in. The HOA will look into possible reasons why this happened. We apologize to Mr. Muegge and will look for his sign-in for the next meeting. If we do not see it, Joe will call and make sure he gets into the meeting.)**