

Grandview Villas - 01.13.2026 HOA Board Meeting Agenda
6:30 pm MST @ Location: [Google Meet HOA Monthly Meeting](#)

Call to order: Meeting called to order by Joe Grundler @ 6:30 pm MST

Attendees:

- **Board Members:** Joe Grundler, Mikeleen Reed, Jess Bramhall, Krismichelle Zolcik, Elisa Kuriyagawa
- **Remote Participants:** Mark Winkler, Kevin Muegge, Rich and Linda Kishiue

Reading of Minutes: [12.02.2025 Budget Ratification Minutes](#)

- **Secretary:**
 - **Amendments:**
- **Motion to Accept:** Jess motioned to accept, Joe seconded, all agreed to accept the 12.02.2025 Budget Ratification Minutes

President's Report: Joe has been working on collecting proof that unit owners have active insurance policies. Right now, he has about 50% of the owners who have sent in that proof. **Joe will contact unit owners who have not yet provided proof. He will communicate through MicroHOA. Jess asked that we give people the option of sending information to Grandview Villas. Joe agreed that this would be helpful for owners.**

Joe asked Farmers, our insurance company, if it would be possible to add insurance in case we ever needed a handyman who did not already have insurance. Farmers said that an add-on, at a cost of about \$500/year is possible. Farmers explained that the HOA would have to verify that the handyman was qualified to do the job given. Jess felt this was a good idea. This might help expedite jobs that we have. Mikeleen was concerned that a handyman might feel he is qualified, but we will have to use our discretion. Other members discussed how such an add-on may be useful as we are sometimes unable to find timely handyman help. Board members would prefer jobs to be handled by insured individuals, but some of the more non-technical jobs could be done by a handyman. **Joe will follow-up with Farmers Insurance about how much exactly**

the add-on for non-insured work would cost. He will come back to next month's meeting with that information.

Treasurer's Report:

- **Budget Ratification Recap:** Ratified the LTRP and Operating Budgets for 2026. Result of 2026 Budget: 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). No action required for homeowners set up with automatic payment. See 12/2/205 meeting notes for details (e.g., key drivers for increase in LTRP are roof and vent replacement to building 207). The next LTRP assessment is not due until 2027. Assessment report recommendations are leveraged by the Finance Committee each budgeting cycle but this is not a definitive / only data point that drives what capital projects are projected each year, projects are staggered YoY to smooth out the capital project expenses and avoid the need to do special assessments intra-year.
- **Account Balances as of: 12/31/25 (year-end)**
 - **Operating Checking:** as of = \$15,233.17
 - **Reserves Savings:** as of = \$89,597.22
 - **Laddered CDs (3.56 APY on 4, 3.92% APY on one that matures 12/17/25):**
 - CAB CD Matures 12-17-25 3.92% APY \$40,518.04
 - CAB Ladder CD Matures 9-17-25 3.56 APY \$15,176.50
 - CAB Ladder CD Matures 12-17-25 3.56 APY \$15,176.50
 - CAB Ladder CD Matures 3-17-26 3.56 APY \$15,176.50
 - CAB Ladder CD Matures 6-17-26 3.56 APY \$15,176.50
 - **Expenses to budget:** \$94,833.11 vs \$106,141 (\$11,307.89 under budget) [Note: Jess to follow-up w/ MicroHOA to ensure 7000 GL codes are excluded from Expenses; and ensure GL coding aligns with Chart of Accounts] Action Item: Jess to follow-up w/ MicroHOA to send payment for two recently approved invoices (misc expenses to Dawn Dobson; and 1Q26 Alarm Monitoring to Sasquatch Alarms)
 - **Agging Report:** Total amount aged: \$14,295.14 (primarily due to one owner \$13,171.06 aged and referred to collections, account on hold). MicroHOA should now be sending payment reminders on the 15th of the month following the quarter end, and then actual late notices beginning on the 30th day of the month.

Unfinished Business:

- 2025 American Family Insurance Claims Updates [Insurance Claim](#) The final expenses should come in at the end of February. Mark will refile the last expenses. The HOA will have to decide if we want to pursue a negligence claim or if it wants to pay this amount. Jess asked what a negligence claim would entail. Mark gave more information about why we might have a case for negligence. We would have to reach out to our attorney. We will look at the cost of an attorney and make a decision. Kevin asked if we might look at filing a lien against the property that may have caused the damage. A lien would not need an attorney.
- Progress Maintenance Directives: **Joe is looking for a time for a first meeting. He will send out an email to see who would like to be a part of a committee that prioritizes what the HOA will work on with owners.**
- Up-date on lights: Mikeleen reported that all twelve of the lights she ordered have been installed. All the stairwells are taken care of. A couple of the lights in the courtyard will have to be addressed at a later date. **Dawn will text the link of the kind of light we have to Joe. He will research other types that we might use in the future.**

New Business:

- Reminder - if you are checking email on our account, please mark as "Unread"
- Time to change password for Google account: **Elisa will work on changing the password to our Google account. She will then reach out to Board Members to let them know what the new password has been changed to. Elisa will also text the code to the new lock on the shed to the Board Members.**
- Permissibility question about electric grills: Joe clarified that electric grills are ok to use. Jess asked that we remind people that they can use electric grills and that we do this closer to summer. Krismichelle wanted to make sure that we would be in complete compliance in terms of use and storage of electric grills. **Joe has an email from Farmers Insurance stating that use and storage of electric grills is permissible. He will double-check to make sure this is accurate.** Mark asked if this policy had been put into our Rules and Regulations. The Board confirmed that the Grill Policy had been added as an amendment and been sent out to all unit owners. New owners are sent a Welcome Letter (by the secretary) that includes the Rules and Regulations with their amendments.

- Potential roof leak in 203 based upon water damage reported by 3rd floor unit owner near bathroom ceiling vent. **Joe will call the unit owner about the roof leak and discuss with the owner the probable need to replace the bathroom fan. The roof was just replaced and the vents were all worked on at that same time.**
- Payment of Board Members - status of number of STR owners **Elisa will contact Dawn to see how many STR owners we have, and based on that, what dollar amount Board Members can apply for payment for serving on the Board.**
- Jess will not be at our next meeting but will populate the treasurers report.

Next meeting is Tuesday, Feb 10 @ 6:30 pm MST

Meeting Adjourned: Motion: Krismichelle Zolcik Second: Jess Bramhall: All agreed. Adjourned at: 7:27 pm MST.