

Grandview Villas - HOA Board Meeting Agenda

04.14.26 @ 6:30 pm MDT

Location: [Google Meet 04.14.26](#)

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

Attendees:

- **Board Members:** Elisa Kuriyagawa, Mikeleen Reed, Joe Grundler, Jess Bramhall
- **Owners Present:** Dawn Dobson, Richard and Linda Kishiue, Kevin Muegge, Mike Killion

Reading of Minutes: [03.10.26 Minutes](#)

- **Secretary:**
 - **Amendments:**
- **Motion to Accept:** Jess Bramhall moved to accept the March Minutes without reading them aloud; Joe Grundler seconded the motion. The motion was carried unanimously.

President's Report:

- **Garage Staining Bid:** [Carman Menza, Bid](#) from Color Image and Painting Inc.; Discuss addition of Garage Doors for staining.
- **Bid from Farmers Insurance for Workers Comp Insurance.** Joe explained that we could hire a handyman without their own insurance at the cost of \$700/year. We would have to justify this cost.

Treasurer's Report:

- **Actual operating expenses to budget 1/1/26-3/3126:** \$20,964 (Mar YTD Actuals) to \$31,992.24 (Mar YTD budget) - running \$11,424.16 under Mar YTD, with \$91,520.92 budget remaining of our full year 2026 budget of \$112,089. March expenses include primarily recurring monthly expenses: management fee to MicroHOA, insurance payment to Farmers, electricity, trash, alarm monitoring.
- **Revisit suggestions from last meeting:**
 - Dawn recommended that we go ahead and get quotes from Wes/Matt/others to handle the landscaping mitigation since we have budget left from snow removal given unseasonably warm winter. The board agreed.
 - Dawn recommended that we start getting quotes for the garage staining capital project (e.g., Dawn to get a bid from Carmen). The board agreed.
- **Projects slated for 2026 that we may want to begin scheduling/getting bids for:**
 - Wood Surfaces - Repaint/Stain (Garages) (\$19,968)
 - Wood Fence - Stain/Seal (\$200)
 - Rock Veneer - repair (\$2,782)
 - Asphalt Roof - Replace Bldg 207 (\$65,054)
 - Roof Vents Replace - Bldg 207 (\$19,834)
 - Gutters - Replace Bldg 207 (\$6,754)
 - Sprinkler Head Testing (Bldg 207) (\$4,550)
 - Fire Control Panels - Replace (\$19,928)
 - Heat Cable - Repair (\$5,000)
 - Asphalt - Crack Fill (\$2,000)
 - Concrete - Replace (partial) (\$5,000)
 - Trees/Vegetation - Replace (partial) (\$5,536)
 - Lighting - Replace (\$4,000)
- **Investments as of 3/31/26:**
 - Operating Checking: \$18,989.08
 - CAB CD Matures 12-17-25 3.92% APY: \$41,143.15
 - CAB Ladder CD Matures 9-17-25 3.56 APY: \$15,397.83
 - CAB Ladder CD Matures 12-17-25 3.56 APY: \$15,388.35
 - CAB Ladder CD Matures 3-17-26 3.56 APY: \$15,397.83
 - CAB Ladder CD Matures 6-17-26 3.56 APY: \$15,397.83
- **Aging Report:** Total amount aged: \$15,069.45 (primarily due to one owner referred to collections, account on hold). Breakdown of aging is: 1 unit totalling

\$34.39 (>30 days), 1 unit totalling \$959.00 (>60 days), and the 2 units totalling \$14,076.06 (>90 days). NOTE: Expectation is that any dues not paid by 31st of the month for the current quarterly dues, are charged the \$25 late fee plus late interest.

Unfinished Business:

- **Payment of Board Members based on this year's budget, Board members may put in for a \$720.00 stipend. Two board members plan to request this payment through MicroHOA.**
- **Discussion continued about the absence of a response from the Town of Grand Lake to the HOA's letter asking for compensation for damage to the property from this spring's flood. The letter requests rocks and mulch to replace what we lost around the retaining wall behind Unit 110. We also want to make sure the basement under Unit 110 is dry (as water was recorded entering the basement at this time). Joe suggested we could have our attorney write a letter. **Elisa will send a draft to Joe for approval. Dawn will meet with the Town Manager and patch Joe in on the conversation before asking our attorney to send a letter.****
- **Lights: Joe asked for clarification on how many lights we need per building. Dawn suggested that we purchase as many as needed to replace all lights as they were all installed at the same time. The Board discussed what kind of fixture we should buy. Joe asked Mikeleen to count how many light fixtures we would need to replace all the lights in our community. Grand Lake Electric may be a company to contact to install. 360 lumens and 5000k watts. Mike Killion commented that the Town is moving to a Dark Sky designation. We should keep this in mind when replacing the lights. Mike Killion also mentioned that the color temperature needs to be 3000k. **Joe will work on what lights to purchase and will be working with Mikeleen. Jess confirmed that we have money in the budget for this project.****

Darksky information:

https://library.municode.com/co/grand_lake/ordinances/code_of_ordinances?nodeId=1316069

<https://darksky.org/resources/guides-and-how-tos/lighting-principles/>

New Business:

- Date Proposal for Spring Clean-up (May 23, Saturday. Memorial Day Weekend.) Discussion: this was an acceptable date for Clean-up. **Elisa will discuss with Mikeleen what we will need for this event and bring back a budget for the board next month.** Kevin mentioned that we need to cut trees back that are rubbing up against the buildings. Rich Kishiue requested that the area around the sign be attended to during the work party.
- Budget for Spring Clean-up (budget for grounds maintenance for the full year is \$5,900) **The Board will look at a bid for more drainage around back garages. What we order for the Clean-up depends on whether we get some compensation from the Town for the flooding earlier this spring.** Kevin mentioned that years ago, the Board looked at removing the berms but that was too expensive.
- Mikeleen brought up mowing for this up-coming season. **Mikeleen will get a bid from Alpine for mowing this season. If it is within budget (5,900), she will schedule with them to work with us again. Joe wants them to include weed whacking the area around the sign.**
- Carman of Color Image Staining also offered to stain garage doors at \$200/per unit. This would bring the cost up to \$28.8 K. (Jess to explained that by using the amount left budgeted for this year's snow removal, the budget would cover this cost.
Motion: Elisa moves to approve the bid for staining the garages and the garage door at a cost of \$28.8 K. Second: Jess Bramhall Seconds the motion. Motion carries unanimously
- Carman of Color Image Staining plans on staining the garages during the second week in May (weather permitting). **Notice needs to go out to owners ASAP. Elisa will draft a notice and send it to Joe for approval.** The notice should advise owners not to park in the parking lot during staining to avoid overspray. **Dawn will notify Carman about the acceptance of the bid. Dawn will also ask Carman for a bid for individual owners who would like to use his company at this time to paint their units' doors. This would be at the owners' expense.** Dawn asked if we could ask Carman to take the weather stripping off.and then we would put new weather stripping back on with volunteers during the work party. The board thought this was acceptable.

Will O'Donnell has volunteered to oversee the garage staining and Dawn will also work with Will.

- **Problem with Building 207 venting. Joe reminded us that we are scheduled for a new roof and vents this year. Joe will contact owners Unit 315 who reported the problem with the vent and toilet. Joe will ask if they can wait to see if our roofers can repair the vents. Mikeleen would like us to get a bid from B and J Plumbing.**
- **For Roofing: Gold Roofing for our other roofs. Another company is Rockies Roofing. Jess said we need an inclusive bid. Dawn suggested that Will reach out to Gold Roofing for a bid.**
- **Mikeleen mentioned the gutter leaks near the shed.**
- **Shed Repair: Elisa asked if we could add repairing the shed door to the list for Joe. Mikeleen volunteered to be a point person for that.**
- **Roof Extension: Mike Killion asked if we had looked at extending the roof line. Joe said he would ask for a bid from the roofers about this idea.**

**Meeting Adjourned: Motion: Jess Bramhall moved to adjourn the meeting;
Second: Mikeleen Reed; Motion Passed unanimously.
Meeting adjourned @ 8:08 pm MDT**

Next Meeting: May 12 @ 6:30 pm MDT