

Grandview Villas - HOA Board Meeting Agenda

05.12.26 @ 6:30 PM MDT

Location: [Google Meet for 05.12.26](#)

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

Attendees:

- **Board Members:** Joe Grundler, Ellisa Kuriyagawa, Krismichelle Zolcik
- **Owners Present:** Dawn Dobson

Reading of Minutes: [04.14.26 HOA Meeting Agenda/Minutes](#)

- **Secretary:**
 - **Amendments:**
- **Motion to Accept:** Joe Grundler: Krismichelle Zolcik seconds; All present approved.

President's Report:

Treasurer's Report:

- Actual operating expenses to budget 1/1/26-4/30/26: \$29,096.64 (Apr YTD Actuals) to \$40,356.32 (Apr YTD budget) - running \$11,259.68 **under** Apr YTD, with \$82,992.36 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.
- Capital Expenditures: \$14,000 (of \$178,146) for the 50% downpayment for the garage staining project.

Unfinished Business:

- **Roofing Contract for BLD 207:** The board moved forward with the bid from Rockies Roofing. Because the bid came under budget, we will have some money available in the budget for gutters and vents. Krismichelle asked if the blocked vents on that building would be taken care of at the time of the

roofing. **Joe will talk to the roofer so that he knows the problems with the vents in that building.** This has to do with the bathroom on the third floor and maybe the second floor as well. **Elisa will check when we are on the schedule. Elisa will draft a letter that will go out to residents that lets them know when the project will take place.** Dawn suggested that we put in vents around the stairwell. These solar-powered vents were put in on Building 203. **Mikeleen and Will O will double-check about the new vents. Dawn will talk to Will O to make sure this is addressed with the roofers.**

[What was budgeted for 207 work: 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)]

- **Garage Staining Update:** Dawn reminded us that the painter postponed the job due to the weather. The project will begin May 18 and conclude Thursday before the Memorial Day Weekend. Dawn had ACE Hardware color match with prior codes and will direct the painter to use these. Dawn has asked the painter to take off the weather stripping. The HOA will have to replace them. We are hoping to start this job with volunteers on the Work Day or another upcoming day. We will give the individual door information to the painter and then they will be assessed through MicroHOA. Joe would like owners to get the paint that is on file at ACE. We can put the barcode of the paint on our website.

[Approved bid for \$28,000 in April HOA meeting, paid invoice for 50% deposit to Carmen]

- **Lights Update:** Mikeleen has picked out the lights. The lights are motion sensor lights, not dusk to dawn. The lights are screw-in LED lights. We will be able to swap out light hues if we are not satisfied with what we try. All the lights would be the same, but the intensity should be stronger in the stairwells. Joe is still working with an electrician who can do this job. Our budget would cover all the stairwells. We could stage the job building by building. To replace them all would be 10K. For the stairwells, it would be about \$4000. Dawn talked to us about a conversation with Michael about him being able to replace the lights for us. Dawn has concerns about motion sensors in the stairwells. We might have to do some testing to make sure there would

be adequate light activation. She felt motion sensors on the garages would be appropriate to keep the light down on our property.

Joe agreed that we should do some testing with the motion sensor on stairwells. If they do not work, we could go with the dusk-to-dawn bulbs. Krismichelle felt we should do all the stairwells, and replace the garage lights later.

Dawn explained that there are 24 lights to replace the stairwells for all the buildings. Dawn will call Michael to see if he would like to do the job for us and give us a bid. She will ask for a bid for the staircases and for the whole job. Dawn will get back to Joe.

After information from Dawn, Joe and Mikeleen will work on ordering the fixtures.

[What was budgeted for light replacement: \$4,000]

- **Shed Update: Fixed**
- **Work Party Update: What does the Board want us to do if we do not get anyone to sign up to come. Elisa will send out one more reminder.**
- **Dawn asked about the GVV weedwhacker. She tried to fix it but it didn't work. She would like the Board to buy a Steele weedwhacker at ACE Hardware for \$240. The board agreed to have her purchase this. ACE will repair this for us if it breaks down. KM motioned for a weedwhacker up to \$250. Elisa seconded. All approved.**

[Have about \$2,800 in the ground maintenance budget for supplies but should be closer to what was spent last year - \$1,750]

Dawn has a list of garage doors that still do not have a key release. We can address this with owners at a later date.

New Business:

- **Wojciech Memorial Discussion: Krismichelle would like to have a bench memorial in Grand Lake. The Town does not have a memorial program. She has not decided yet, but has mentioned having GVV's courtyard as a**

possible location. Krismichelle prefers to have a bench at East Inlet. If Krismichelle did give a donation to GVV, it would be for something durable that would fit our weather and community. The Board felt this would be very appropriate. We would also be willing to plant a tree (or do more). Right now the idea about GVV is on hold until it is final with the Town.

- The Town Manager is going to send a letter to GVV about addressing the drainage in our area to make sure flooding does not happen again. Dawn will follow up on this.
- Owner's concern about STR listings and GVV fees: Thank you for bringing this to our attention. Joe felt we needed to have a flat fee to make it manageable for the board to oversee.
- Owner's suggestion that we use Deckra Metal Roofing: Again, thank you for this suggestion. We have already had the roofing done for Building 203 and Building 205 with asphalt roofing. At this point, we want consistency between buildings. We could have this discussion for the garages, which would be the next roofing project in our future. We invite ideas for upcoming projects to be presented at our annual Budget Meeting so that we can look at costs during the budgeting process.

Meeting Adjourned: Motion: Krismichell Zolcik motioned to adjourn the meeting.

Second: Elisa Kuriyagawa; All approved.

Adjourned at: 7:56 PM MDT

Next Meeting June 9, at 6:30 PM MDT

Location: Google Meet