

Grandview Villas - HOA Board Meeting Agenda

06.09.26 @ Location: [Google Meet 06.09.26](#)

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

Attendees:

- **Board Members:** Joe Grundler, Mikeleen Reed, Jess Bramhall, Elisa Kuriyagawa, Krismichelle Zolck
- **Owners Present:** Dawn Dobson, Brennan Boehne

Reading of Minutes: [05.12.26 HOA Agenda/Minutes](#)

- **Secretary:**
 - **Amendments:**
- **Motion to Accept: Moved to accept minutes: Joe Seconded by Krismichelle. All approved**

President's Report:

Treasurer's Report:

- Actual operating expenses to budget 1/1/26-5/31/26: \$47,318.55 (actuals) to 48,343.60 (budget) - running \$1,025 under budget.
 - Mowing - may hold off July payment if May work was not done - need to confirm: First mowing was June 1. Mikeleen will ask Alpine to come out to mow again this month (June).
 - Ground maintenance - when can we expect an invoice for mulch for a work party? Elisa will send to Jess
 - Weed wacker - when will expense for this be submitted: Was submitted
 - Blue host fee (\$269) for 2 year renewal to support [gvvillas.com](#) - who has the login to the site and how did we pay last time: Mark has renewed this in the past. Jess will renew with her personal credit card. Mikeleen will send picture of gvv credit card to Jess.

- Capital Expenditures:
 - Garage staining - paid both invoices for a total of \$28,000. Four units requested unit doors to be painted. MicroHOA will invoice those owners for the doors. HOA was very satisfied with the garage staining. The painting also helped the weather. But we will have to replace some south-facing weather stripping.
 - Building 207 projects - we had budgeted the following for building 207 - what was the final bid, when can we expect the invoices, and did they complete all of the work not just the roof? *Roof - Replace Bldg 207 (\$65,054); Roof Vents Replace - Bldg 207 (\$19,834); Gutters - Replace Bldg 207 (\$6,754)*, Sprinkler Head Testing (Bldg 207) : Jess has not gotten an invoice for the roof.
- Insurance Update: Discuss proposal from Mark Mark has been a point person on the on-going insurance claim in building 203. One insurance company of the owners is still reviewing. Mark suggests that GVV makes payment to move forward. Then the insurance claims would be reimbursed to GVV. We might have to schedule an executive session to review and approve details. We will invite Mark Winkler to be a part of that meeting. Jess will set up this meeting.

Unfinished Business:

- **Garage Staining Project complete**
- **Roofing for Building 207 complete**
- **Mowing has begun**
- **Lights** [*What was budgeted for light replacement: \$4,000*] : Dusk to Dawn lightbulbs have been selected for the stairwells. The light fixtures have been selected. We still need an electrician to do the install. Mikeleen will try to contact a company. Then Joe proposes that we put money in the budget of 2026 for the garages and common area. The priority now is the lights in the stairwells. Dawn will ask Michael for a bid as well. We could move a working light from the stairwells to the garages if one or two were out. Dawn commented that most of the garage lights are still working. Joe will send the links to the lights he has picked out to the board members. Also, we could get a discount during Amazon Prime Days. We want to see if we can return lights we did not use. Dawn will buy bulbs from Costco.
- **Welcome Letter sent to Unit 109**

- **People dumping in dumpsters, increasing problem:** Elisa called the Grand County Sheriff and Deputy Wilson said it was legal to put a camera up on a public area in the complex. We need to make sure there are postings about the camera and the violation fees. Dawn is researching a solar-powered camera and how to connect to the internet. Dawn suggests that we put cameras on the corners of our property as well. Mikeleen is concerned about how or who would do the monitoring. Joe thought that we would need a signal booster and the cameras needed to be mounted up high so they would not be knocked down. Dawn suggested that we purchase one camera for the dumpsters and see how it works for us. Dawn will talk to Will O'Donnell and keep researching best cameras for this use. Joe asked Dawn to email us the results.

New Business:

- **Scheduling Building 203 for staining, 2027/Spring:** Carmen said he would be available to schedule with his company in June of 2027. Jess would like to wait until the budget is ratified before we finalize with Carmen.
- **Scheduling Annual Meeting:** "Meeting Requirements & Quorum
Notice Period: The Association is required to call the annual meeting of Unit Owners for Executive [Board elections and must provide not less than 10 days and not more than 50 days of notice to the owners.](#)

Quorum Requirement: To conduct official business at the meeting, a quorum of 20% of Unit Owners must be established. Owners can count toward this quorum by being present in person, attending online, or submitting a completed Proxy form prior to the meeting." -Governing Documents

Jess suggested we stay away from Labor Day. August 30 (Sunday). Elisa will schedule with Grand Lake Center for this date, 10 am to noon.

- **Line Painting on Parking Lot:** Dawn can look for the line painter. The problem is we need a street sweeper to go through the parking lot. We will ask Will O if he knows anyone who could do this. At this moment, line painting is not a high priority.
- Elisa moves to purchase gift cards for people who helped with spring clean-up. Joe seconds. All approve.
- Unit 103 in Building 203 needs to mow grass. Elisa will send out an email.
- Joe thanks Jess for all the work that she has done in keeping up on the projects and keeping us on budget.

- Dawn and Will are going to talk to the Mayor about the work needed on our property incurred during the spring flood.

Meeting Adjourned: Motion: Jess Bramhall Second: Joe Grundler, All approved Adjourned at: 8:04 PM MDT

Next meeting: July 14 @ 6:30 PM MDT