

Grandview Villas - HOA Board Meeting Agenda
07.14.2026 @ [July HOA Google Meet](#)

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

Attendees:

- **Board Members:** Joe Grundler, Mikeleen Reed, Elisa Kuriyagawa
- **Owners Present:** Linda and Richard Kishiue, Dawn Dobson, Jason Reynolds, Mark Winkler

Reading of Minutes: [06.09.2026 Agenda/Minutes](#)

- **Secretary:**
 - **Amendments:**
- **Motion to Accept:** Mikeleen Reed, Joe Grundler Seconded, All approved

President's Report:

- **Lights: we budgeted \$4,000 for this.** The lights have come in. Randy at Grand Lake Electric will make a bid and be ready to install in two weeks. They will replace all lights in stairwells. Installation is estimated to be about \$175/light. Dawn got lightbulbs for all of these lights. The lights in the courtyard need to be replaced as well. There are about 9 lightbulbs in the courtyard. We have two new light fixtures that we could put up right away in the courtyard. **Joe will let Randy know about that.** Dawn will go out to see which lights in the courtyard are working and which are not. She will mark the ones still working so that we can transfer them to the courtyard.
- **Camera:** Dawn purchased a camera for the dumpster. She installed it last week. Unit 101 had an incident with teenagers pounding on the door and then running away. This is the third such incident. Renters there called the sheriff and photographed at least two of the people involved.. We might have to get a camera with higher resolution. We are using Mikeleen's wifi. (Maybe we need No Trespassing signs)
- **Annual Meeting:** Elisa reserved Meeting Room #1 at Grand Lake Center, 9:30 am - 12:30 pm, August 30. (Board Meeting will be scheduled for 10 am - 12 pm.)

Agenda to go out by mail through MicroHOA at the end of July. Elisa will work on the agenda and send it to the Board and MicroHOA. Board members, please think about whether you are continuing on. Terms continuing for another year: President, Treasurer, Member-at-large.

Treasurer's Report:

- **Account Balances as of 6/30/26 :**
 - **Operating:** spent \$45,691 of \$112,089 budgeted (running under)
 - **LTRP / Capital projects:** spent \$103,496 of \$178,146 budgeted (running under)
 - **Potential additional projects budgeted but not yet scheduled (discuss in meeting):**
 - **Asphalt crack fill (\$2,000)** We should get a bid for this in the fall
 - **Concrete repair (\$5,000)** For the aprons on the garages. Maybe we should patch these with quick asphalt. This might be done at the same time as filling cracks in asphalt.
 - **Rock veneer repair (\$2,782)** Place Holder. We will roll this forward
 - **trees/vegetation replace (\$5,536)** We have not done anything with this yet. Dawn was wondering if we could start fire mitigation and become a Fire-Wise community. If so, this budget amount could be used for this purpose. A unit owner would like the North entrance to receive some work to beautify the area. Maybe some more rock needs to be put around this area? Dawn and the Kishiues will coordinate some time to work on the North-east corner. Maybe in August and ask others to join. We will come up with a date and send out an invite to others. (Kishiues would like to check if painters need to replace weather stripping in her unit. Dawn will contact painters and cc Linda)
 - **NOTE: we did not budget for replacing the garage stripping - discuss potential reallocation of funds for this project?** The painters cleaned and scraped the weather seals. Now they look very good. All we need to do are the garages that are facing south. The estimate from before was \$250/door. We can look at getting those ten garages taken care of.
 - **UPDATE: All invoices for expenses, inclusive of insurance related payments, have now been approved to reimburse**

impacted units for repairs. Mark Winkler explained that these claims are completely finished!

Unfinished Business:

- **Landscaping:** (Remaining mulch, Elisa delivered thank-you cards, Dawn sprayed weeds.) Question from Dawn about limbing trees and fire mitigation. **We should let residents know that we can limb up trees on the property.** Joe wanted to know where to put the limbs. We put them in the dumpster when there is room. Dawn will look at the chipping date in the county to get some of the limbs taken care of.

New Business:

- Charging on Unmetered Outlets: [Google Search Recommendations](#) Elisa will put out a public service email about garage electricity use.
- **August 11 meeting, Joe will decide if we need this meeting.**

Meeting Adjourned: Motion: Elisa Kuriyagawa Second: Mikeleen Reed (Joe invited any other owners on-line to add comments not talked about at this time. There were no comments. Joe thanked the owners for attending.)

Joe Grundler: Adjourned at: 7:29 PM MT