

JUNE, 4 2016 GRANDVIEW PARK 2016 ANNUAL MEMBERSHIP MEETING

Present: Terry Sullivan (President), Richard Carande (VP), Christine Fielder (Treasurer) Charles Fielder (past president), Lisa Simpson (Secretary taking Notes) Tonya, Munn, Gus and Louise Steneck (past treasurer), Byron and Virginia Miller, Anthony Duddleson (under contract on Steneck Home), Richard and Lori Corl (3 Lots voting), Maegen Lokteff, Liz Nabhan – 12 Voting Lots

20 PROXY VOTES: FRENKEL, THOMPSON, LATZ, LATZ, KUSHNIR, SNYDER, RAWSON, KAVAN, KAVAN, KAVAN, STUDER, HAYES, HERNANDEZ, MCMURDO, MCMURDO, LITKE, LITKE, HOLMES, DEVERE, DEVERE

SECRETARY'S REPORT:

12 VOTING MEMBERS PRESENT + 20 PROXY VOTES = 32 VOTING LOTS AND A QUORUM IS ESTABLISHED.

MEETING WAS CALLED TO ORDER BY TERRY SULLIVAN AT: 9:00 AM AT DAVEN HAVEN LODGE IN GRAND LAKE

PRESIDENT'S REPORT: TERRY SULLIVAN

Review and Approval of the June 13, 2015 Annual Meeting Minutes; all in attendance were given a copy of the GVP 2015 Annual Meeting Minutes for their review. All members can review any of the Annual or Board of Directors minutes at www.gvp-hoa.com

Motion: Lori Corl- Motion to approve meeting minutes, Seconded by Charles Fielder

Vote: Vote to approve Annual 2015 Minutes All in Favor. Motion passes unanimously.

Anthony Duddleson was introduced. Anthony and his wife Heike, and two teenage sons, are under contract on the Steneck's home. They are set to close in early July.

Terry Sullivan expressed that the Board is interested in having continued involvement on the Board and noted that anyone is encouraged to attend the board meetings which happen in October, and March and the annual meeting in June. The board would like new blood to be involved with BOD meetings. A board succession plan is advised and planned. Maegen Lokteff, Anthony Duddleson, Lori Corl, Scott Munn and Liz Nahban have all said they may be involved as board members in the future.

Terry's philosophy: President has the role of upholding the covenants, deal with violations but also to welcome new members on a personal level including giving each new person a Welcome Book which are now ready to hand out. Lisa has them prepared for new members. The Welcome Books contain contact info, rules and regulations, building information, covenants, directories and financials.

Dog Leash Law: Discussion began on redefining the dog leash law. At the April 30th Board Meeting, the board discussed the leash law. The leash law is redefined: the dog must be under the owner's control at all times. Electronic fences are acceptable, sonic or electric collars are Ok. Dogs must be under your control.

WEBSITE REPORT: RICHARD CARANDE

We have a new website thanks to Richard which is simple, transparent and will be simple to maintain long after someone else takes the role of Vice President. The previous website was about \$700 per year, the new one is about \$200 per year. There is no login required. Anyone in the world can log on to our website:

www.gvp-hoa.com

Organized by Meetings: all the Board of Directors and Meeting Minutes are open to viewing by all on the website under the meetings tab at the top of the home page.

Categories and Tabs: **Meetings, News** (Real Estate Listings – Please send them to Richard), **Gallery** Pictures (Richard would love more photo submittals from all) to keep the pictures revolving, **Contact** – Map and Board contact Information, **Documents** Covenants, Bylaws

Great means of communication for prospects and current membership.

Richard does use Mail Chimp to do email blasts on meeting announcements, minutes and other exciting GVP news. There are still a couple of people who are not getting the email blasts but Richard knows who they are and is working out the bugs.

We have a FACEBOOK page – it is a closed group. Just ask Richard and he will send you a Facebook invite.

We will send out an email blast in the next week or so reminding everyone about the general rules and regulations of GVP so that we don't forget about no trailers, boats in the driveway—friendly reminders!

TREASURER'S REPORT: CHRISTINE FIELDER and Terry Sullivan

We do have a surplus in our reserves of \$53,000. We have talked about the surplus in the budget and the ramifications of this level of reserve. The board and some members believe that we should spend down some of those reserves for several reasons: we may be taxed on the funds eventually, we may open ourselves to someone taking advantage of the reserves. The membership was invoiced in Jan 2015 for \$100 (about half of the required dues). Due to the surplus and because we are in a transition year, the board feels that we should draw down from our substantial savings **and pay the second half of the required dues. We will be making a motion and voting on this item today.**

ANNUAL BUDGET: PROPOSED 2015 BUDGET V. ACTUAL SPENT IS AS

FOLLOWS:

Website Fee Proposed:	\$700	Actual Spent \$200
Liability Insurance Proposed:	\$2200	Actual Spent: \$2199
Snow Removal Proposed:	\$2400	Actual Spent to Date: \$1200
Road Work (Bob's Blade):	\$1500	Actual Spent: \$1634

We will need to increase this as we will want to put more road base on and crown the road. The original intent of Bob's Blade Service is to service the road about 3 times per year.

Trash Proposed:	\$3600	Actual Spent \$3600
General Expenses Proposed:	\$800	Actual Spent: \$800
Bookkeeping and Reconciliation:	\$200	(NEW ITEM) Proposed for reviewing by members.
Total Proposed:	\$11,210	Actual Spent: \$9634

Discussion ensued about the entryway improvements. Richard and Lori Corl said they would like to see an upgraded entry that is in line with the values in the community. Not the Shores level improvement but rather some mulch, some pruning. A member had a good suggestion of doing a quick survey among all the members to see what they would be interested in having there.

Motion: Authorizing the use of \$6567 to apply to the remainder of the required dues to cover the 2015 approved budget.

Motion was made by Charles Fielder, Seconded: Richard Carande

Vote is taken: Unanimous Vote approving this motion.

Motion 2: To approve the current proposed budget for June 1 2016-May 31,2017

By Charles Fielder Seconded by: Lori Corl

Unanimous Vote was taken approving the budget. Motion passes unanimously.

Motion 3: to Approve the Dues of \$200 per year for 2016

Louise makes a motion to Approve Seconded: Charles Fielder

Vote is taken: unanimous vote in favor of approving the dues of \$200

On June 4, 2016, we will be starting a new budget cycle. On August 1, 2016 invoices will be sent out in the amount of \$200 which will cover the budget from: June 1, 2016 – May 31, 2017. The \$200 dues will be due and payable on September 1, 2016 with a grace period of 30 days to September 30, 2016.

New Dues of \$200 per year will be due on September 1, 2016 which will apply to our newly approved budget (after the 2016 Annual Meeting) which is the fiscal year of June, 1, 2016 through May 31, 2017

Other expenses: Purchase \$400 of building materials to enclose the dumpster enclosure. Once enclosure is fully completed, the board plans to change out the dumpster to a more user friendly container which has a plastic top to aid in opening the top. The current top is heavy metal and is difficult to open.

DESIGN REVIEW COMMITTEE: Terry Sullivan

Terry Sullivan is transferring the chairmanship of the Design Review Committee (DRC) to Ralph Hayes. Ralph will manage the two up-coming building projects of Todd Litke. Pete Cross is the Contractor out of Hot Sulphur (Lots 51 and 52) and McMurdo's (Contractor: Steve Spencer of Hi County Construction). Looks like Steve Spencer has staked the property and it looks like they are beginning. The McMurdos are building an addition onto their home on Lot 41. They purchased the

adjacent lot 40 last fall. Terry will help Ralph transition. Construction will be conducted on Lot 41 (the lot that the home is currently located on) even though they now own the adjacent Lot 40. The board granted vacation of easements between 40 and 41 and between 50 and 51 to allow for construction on both projects.

Dumpster: Gus Steneck and Ralph Hayes (Mr and Mrs Dumpster) spent about \$400 lumber and \$145 in stain materials and free labor to enclose the dumpster so that we could replace the dumpster with a plastic, lightweight lid so that more of the membership could lift it. Thank you to Gus, Ralph and Terry for completing the dumpster project. Terry said that he has had complaints about putting BBQs, drywall, microwaves in the dumpster. We don't want to accuse others in the community of who did what when the dumpster is fully accessible to the entire Grand Lake area. All agree that we should put a 4 digit combo lock on the dumpster to protect the dumpster availability for the GVP community itself.

Note to all: WE ARE GOING TO LOCK THE DUMPSTER. The COMBO on the lock will be: 2016

Terry and Christine will put the new combo on everyone's door so that everyone knows the combo even if they are not at the meeting.

Lisa brought up a new idea to the membership relating to Lot 20 owned by Townsend. Lisa introduced a creative idea for the neighbors of Lot 20 (Rawson and Kavan) to partner with the GVP membership to purchase Lot 20 in order to provide a larger access point to the 5 Acres of open space behind Lot 20. The Kavans had expressed interest, we have not approached the Rawsons. Lisa will talk with the Rawsons of their level of interest. Lori Corl brought up Liability issues on private homeowner's v. HOA. There is also the idea to ask Three Lakes if we could use the sewer easement between lot 20 and Lot 21 to use as our better access point to the open space if Lot 20 sells to a private party. Lori Corl expressed interest in marking an access trail to the open space depending on what develops.

Election of Officers: Terry Sullivan, President; Richard Carande, Vice President' Treasurer, Christine Fielder and Secretary, Lisa Simpson

Lori Corl and Anthony Duddleson both expressed interest on future involvement on the board and will try to attend Board Meetings for a seamless transition in the near future.

Comments for the Good of Grand View Park: Byron Miller complimented the board's efforts this past year and thanked Terry and the rest of the board for conducting the Annual Meeting in such a productive and friendly manner. Carey Barnes was also mentioned and thanked for the beautiful brunch that she prepared for the annual meeting.

MEETING ADJOURNED AT: 10:28 AM