

## **GRAND VIEW PARK 2018 ANNUAL MEMBERSHIP MEETING**

**JUNE 23, 2018**

Present: Terry Sullivan (President), Richard & Kathe Carande (VP), Ralph and Marianne Hayes (Architecture Committee), Steve Spencer, Elaine Gadzeck, Todd Litke , Trish McCully, Ted and Tina McMurdo, Lyn Malisani and Brent Olson, Jules Zane, Diana Donahue and Conrad Studer, Larry Reefe, Liz Nabhan Jessica and Aaron Blair, Lisa Simpson (taking notes) 18 Voting Lots

**18 PROXY VOTES: LATZ, LATZ, SNYDER, RAWSON, KAVAN, KAVAN, KAVAN, HERNANDEZ, MCMURDO, MCMURDO, CORL, CORL, CORL, RAWSON, DEKANICH, HOLMES, HOLMES, HOLMES, HOLMES DEVERE, DEVERE, SMITH, SMITH, WIECHERT, SNYDER,**

### **SECRETARY'S REPORT:**

**18 VOTING MEMBERS PRESENT + 18 PROXY VOTES = 36 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 10, 2017 Annual Meeting Minutes; all in attendance were given a copy Annual Meeting Minutes for their review. All members can review any of the Annual or Board of Directors minutes at the HOA website: [www.gvp-hoa.com](http://www.gvp-hoa.com)

Question regarding what "reserve funds" are: Reserve funds are funds the HOA is required by the state to maintain for specific emergency and maintenance events that may occur such as mandated repairs to community drainage due to an extraordinary rain event. In our case \$22,000 is restricted and reserved for contingencies such as road, ditch repair, or open space maintenance.

**Marianne made a motion to Approve the minutes, Larry Seconded \_ 2017 Minutes are approved.**

Terry recapped the year Summer 2017/Winter 2018. Terry believes the main role of the President is to welcome many new members to the community: Aaron and Jessica moved into Randy Carlson's previous home, the Greenes in August, and then in October Trish McCully moved into the Perkos house. Welcome to the Watters who are now in Bulpitts former home as well. Thank you McMurdos and Laurie Sullivan for hosting the end of the year holiday walk around. The Board welcomes new members, and also provides them a welcome book to orient them to the HOA covenants, rules and regulations.

The Board approved a dust guard material which is deemed environmentally friendly (same provider as used by the Town of Grand Lake). A product to reduce the dust in the community was applied to a small portion of the community dirt roads as an experiment. The cost was about \$1400 for about 2/10 of the road (0.2 miles). We have about a mile of road to maintain. This product is expected to last a full year. We will be monitoring the success of this but so far, after about 1 month, the dust raised by passing cars appears to be significantly reduced. We think we could do the entire neighborhood for about \$4500.

Keith Everhart, plow guy, did a nice job snow plowing this past winter. Anthony (a professional electrician) took a look at the entry way light. The batteries were old. Scott Turan, electrician who

installed the entry light, came by and replaced the batteries. We have an entry light again! The suggestion was made to look into LED lights next time repairs are necessary, as they tend to use far less energy and last longer.

The Board (BOD) meets 4 times per year. We meet sometime after the annual meeting to recap action items. The BOD then meets in October to take care of approving the snow removal contract and winter action items. We paid about \$2250 for snow removal this year with a low-snow year. Terry has worked with Keith Everhart to try and get him to clear the full time residents who work so they can get out first. Terry also asks Keith to not create berms and will follow-up with these requests for the coming winter. The HOA is going to pay Keith for this extra service.

**Action Item /Note:** Brent and Lyn on Rocky Mountain Drive have asked to reiterate that they would ask for no berm in front of their driveway.

## **WEBSITE REPORT: RICHARD CARANDE (VICE PRESIDENT)**

[www.gvp-hoa.com](http://www.gvp-hoa.com) this is our main form of communication

Richard updates the directory which is on the website. Directory is password protected. 2016 is the password. Meeting minutes, budgets, notices and all community docs are open to the public and are NOT password protected. There is a new google maps directory as well. Please email Richard with any updates, addresses or any new information. We send out newsletters regularly.

We are happy to put any real estate listings on the website so let us know if you would like us to post something.

The website is a great means of communication for prospects and current membership.

## **TREASURER'S REPORT: Maegan Lokteff**

We have a balance in our bank account of \$52, 943. Of this, \$22,000 is our mandated reserve leaving approximately \$30,000 for operations. Note this is more than our typical annual budget of roughly \$15,000, indicating the HOA maintains a surplus in its account. We have talked about the surplus in the budget and the ramifications of this. The board and some members believe that we should spend down some of those excess funds for several reasons: We could be taxed on the funds eventually and we may open ourselves to someone taking advantage of the balance. In the past few years we have been spending down the reserves by supplementing the members' dues.

To this end (reducing the reserves), the HOA did run with a deficit model last year, meaning we had used reserves rather than charging the annual dues that would cover all of the HOA expenses/budget. The board recommends this continue for the coming year.

Dues collection was at 100% this year, at \$200 per each of 56 lots, totaling \$11,200.

Snowplowing Cost is about \$225 per trip and goes to \$300 when the snow is over 3-6" the trip rate goes to \$300 year.

Trash was about \$3500. Our collection days are Monday and Friday.

We are going to write off the HOA Computer since it is out dated and we do not use it anymore.

There is a \$1200 receivable, which Liz Nabhan pointed out. Maegan will check on that as we don't have anything owed outstanding.

**ANNUAL BUDGET: MAEGAN LOKTEFF (TREASURER'S REPORT)**

Proposed increase of dues this year to \$250 per lot. Rendering Income of: \$14,000. This is proposed so that we will cover at least \$14,000 of expenses of our total budget of about \$16,000. Thus, we will still use about \$2000 from reserves

**Action Item/Note:** Conrad Studer suggested that we look into a bond or CD from some of the money to earn Interest: 10.00%.

**Total Proposed Budget: \$16,028**

Grandview Park HOA  
 FY 18/19 Proposed Budget (June 1, 2018 through May 31, 2019)

<b>Income</b>		
HOA Dues Proposed 2018	\$14,000.00	
56 lots x \$250		
Interest \$10.00		
Net Assets Total Income		\$14,010.00
<b>Expenses</b>		
Contract Services Dust Mitigation	\$1,200.00	
Spring 2019 Road Maintenance - Grading	\$1,800.00	
Fall 2018 and Spring 2019 Snow Plowing	\$3,500.00	
\$2,250 this year with only 4 plow days		
Trash Removal	\$4,428.00	
369/month x 12 months		
<b>Total Contract Services</b>		<b>\$10,928.00</b>
Facilities and Equipment		
Equipment/Maintenance	\$0.00	
Insurance - Liability	\$2,600.00	
approximate 20% increase estimated		
Technology	\$400.00	
\$200 web hosting, \$200 QB online hosting		
Bookkeeping	\$300.00	
Supplies	\$100.00	
<b>Total Operations</b>		<b>\$3,400.00</b>
Other Expenses	\$200.00	
Contingency	\$1,000.00	
Additional Snowplowing, Road Damage, etc		
Meetings	\$500.00	
Annual HOA Meeting		
<b>Total Expenses</b>		<b>\$16,028.00</b>

Unrestricted	\$31,545.66	Cash on Hand Not Restricted to Reserves
Restricted	\$22,000.00	Reserves
Net Assets	\$52,045.66	

**Motion: to approve the budget and increase the dues to \$250 per lot.**

Lyn Malisani made a motion to approve. Kathe Carande seconded. Budget and Dues increase is approved. **Invoices for Dues will go out by August 1, 2018 and then the dues will be due September 1 with a grace period until October 1, 2018.**

**Dues must be in by October 1, 2018.**

## **DESIGN REVIEW COMMITTEE: RALPH HAYES**

**DESIGN REVIEW COMMITTEE:** Ralph Hayes

**Outstanding Project:** Chris Smith. Ralph would recommend that we extend their permit to finish the construction. They are upgrading the stone, building a flag stone patio, and re-staining their new garage.

**DUMPSTER:** Ralph Hayes described that all is going pretty well but we need to break down the boxes. You cannot put electronics, BBQ equipment etc. in the dumpster. If the dumpster is full, please don't leave your bags next to the dumpster as the trash company will not pick it up. Reminder that the Transfer Station and Ace Hardware do recycle for a minimal fee (\$2.00). The transfer station does not take electronics. They will take paint cans if there the paint is hardened within the can.

**WEED KILLER:** Ralph did go and pick up the spray that kills the daisies and thistles which are both noxious weeds. Now, June, is the time to spray before the plants flower. Ralph has the liquid and the sprayer. You can call him and he will leave it out. Spray is available every Friday at 9:00 am if you take your sprayer in at the County Shop in Granby on 4<sup>th</sup> Street. 970 531 7550. The Pine Beetle is gone now and there is no need to spray the trees.

Kathe Carande noted the oxide daisies often look like a scentless chamomile. The chamomile is easier to pull out and get rid of it. The chamomile is an annual v. the perennial quality of oxide daisies.

**Note to all: COMBO on the dumpster lock is 2016**

### **ROADWAYS:**

Based on the 1-month results, Ted McMurdo suggested that we mitigate the dust for the entire community. The Board just tried 2/10 of the road this year as a test at a cost of \$1400. As mentioned earlier, the cost of the entire mile of roadway is about \$4500. It's best to grade before applying the mitigation product.

Discussion ensued. Anthony mentioned that the dust mitigation does seem to pack down the road and maybe we wouldn't need a second road grading. Trish McCully did mention that the dust is also a health concern and it only seems to get worse.

Bob Mulder of Bob's grading service did come and grade the road in June of 2018 before the dust mitigation. We try to get the road graded 2 times per year. Grading cost is about \$1200 per year.

Terry will go back to the dust mitigation company GMCO Dust Mitigation out of Eagle, CO and ask for a quote for the full length of roads in GVP. However, we might want to wait until next spring to establish how effective the applications are over the year. More information will be provided to all the homeowner's in the spring of 2019 about our recommendations and estimated cost.

### **Entryway:**

Brent suggested that the next time the entryway light goes out, use LED Light and look at upgrading the battery as well. The technology is a bit outdated.

Comments and Remarks for the good of the Homeowner's Association: Trish recounted her travels in Nepal to visit her sister who runs a children's non-profit. Jessica Blair (she is the director of the Granby Chamber) explained the move for the Chamber Building. There are tons of events, Zumba, yoga and corn hole

Aaron Blair (Town of Granby). Town of Granby purchased the 1500 Acres (former Shorefox) for 4.5 million dollars. The Town is planning fishing, affordable housing, adventure center, BMX track, Granby Trails Project. The new project is called River Run Trails.

The Rawsons will put their home on the market for \$369,000 mostly furnished. Please tell your friends. 3 Bedrooms and 2 Baths.

Jules wants everyone to know that the dog adoption process in Granby is a great opportunity. Jules is actually on the board now for Pet Pals. Please support the effort and adopt if you need a dog friend. Also, do support the Grand Dog event. You will see jars around town, so please donate. \$1 gets you're a vote for Grand Dog! Liz Nabhan is on the board for the Advocates and Grand Dog supports both the Pet Pals and Advocates Non-Profit organizations.

The organization just acquired funds for a dog park very near the River Run Trails

The official opening of the dog park and pond is July 7, 2018. Go check it out. Free!

You will also notice a quilt block on the dumpster that Marianne and Ralph are working on and will be installing.

**Note:**

**Election of Officers:** Terry Sullivan and Richard Carande are willing to retain their roles if so elected. Lisa Simpson and Maegan Lokteff would like resign as Treasurer and Secretary respectively. Lisa will serve as the assistant to help with the transition. Jules Zane, native of the Netherlands and husband of Grace Latz, is skilled in accounting and head of membership (6000 members for the National Rowing Association). He would like to take the role of Treasurer if the membership so elects and Anthony Duddleson would like to take the role of Secretary. Jules will work with Maegan who will continue to assist with the transition.

Motion: Motion to elect the Slate of Officers. Kathe Carande make the motion. Lyn seconded. Vote was unanimously approved.

Vote was taken for the new Grand View Park officers

All were in favor of the new 2018 Slate of Officers as written:

- President: Terry Sullivan,
- Vice President: Richard Carande,
- Treasurer: Jules Zane (son-in-law of the Latz Family)
- Secretary: Anthony Duddleson

Vote taken. All in favor. Unanimous voice call.

Motion Passes. New 2018 Officers are approved

Meeting adjourned at 10:30 am on the dot!

**MEETING ADJOURNED AT: 10:25 AM**