

Grandview Park Annual Meeting
Daven Haven Lodge

June 15, 2019

Present: (1) Terry Sullivan, President, (2) Richard and Kathe Carande (Vice President), (3) Charles Fielder, (4) Trish McCully, (5) Ralph and Marianne Hayes, (6) Lizbeth Lemlee, (7) Greg and Janet Hoffman, (8) Diana Donahue and Conrad Studer, (9) Janet and Greg Hoffman, [10,11,12] Richard and Lori Corl, (13) Janet and Bill Watters, [14,15] Todd Litke (numbers in brackets indicates voting lots present).

1. Introductions around the room: New members Janet and Greg Hoffman were introduced (they purchased the Rawson's home Sept 2018) at the end of Grand View Lane on the cul-de-sac.

2. Secretary's Confirmation:

(Lisa Simpson is taking notes for Anthony Duddleson who is out for medical reasons)

3. Proxy and Quorum Requirements

Proxy Votes: 20 votes online as indicated on Richard Carande's list.

Quorum has been reached at 36 voting properties (15 present + 21 proxies).

4. President's report - Terry Sullivan

Review of the Minutes from the Annual Meeting June 23, 2018

Summary of notes: Terry talked about placing the dust control product on the roads. We are doing the complete community roadways this year, about 1 mile of surface this year. Total Budget for expense was provided of about \$16,000. We still have a reserve just over \$50,000.

Motion: Charles motioned to approve the minutes

Marianne seconded

Minutes were approved

Vote taken and unanimously approved

Dues Collection. Last year the dues were due on October 1, 2018. We have been having issues with the collection methods mostly due to the postal service. Jules Zane took over as treasurer, postal service returned many of the checks because Jules' name was on the box v. the old treasurer. We have one outstanding due of the 56 total lots. Terry will send out a certified letter to that individual and recover that last outstanding 2018 to 2019 dues.

Trish will be working with Jules to investigate the option of paying the dues electronically next year.

Snowplowing with Keith Everhart:

We feel Keith did an excellent job given the large quantity of snow. There was one berm complaint to Terry. Terry handled that with Keith. However, others indicated at the meeting their berms were not always cleared. If you want your berms or complete driveway cleared, you have to call Keith Everhart, PO BOX 472, Grand Lake, CO. 80447 directly and let him know. Typically, the HOA plowing for the community roads is around \$3000...this year through March, we are up to \$4000 and will probably go to \$5000 given that it snowed in May.

Dogs and their people: We need to keep our dogs on leash and we need to keep them off other people's property.

We agreed to the regulation that you can walk your dog off leash but IT HAS TO BE in control. Please respect people's property and clean up after your dog. Please keep control of your dog.

This is an item on the agenda every year but let's try to improve the situation this year please.

CAM: Community Association Management - licensed managers. This was a requirement made a few years ago that association managers must take a course and be licensed. This requirement was vetoed by Jared Polis, our governor, last month. DORA (Dept of Regulatory Agencies) is investigating how HOAs should be regulated

without putting a burden on them financially to pay a property manager.

5. Vice President's Report - Richard Carande

- A. Current Directory Update - please change Liz Nabhan's information Lizbeth Lemlee, directory is found on the website. Todd Litke also has needs updated information to add. The directory is protected with the password. The password is currently 2016. Website also has a map of the lots.
- B. Quarterly Newsletter - Richard creates the newsletter with contributions from anyone. Please feel free to contribute ideas for the newsletter

6. Treasurer's Report - Jules Zane (not present but provided financials which were presented by Terry Sullivan)

(1) Outstanding dues: Lot 9. Jules, please make notes to not accrue these outstanding dues into the new year. Make sure it is allotted to year 2018-2019.

Snowplowing: \$4025 snowplowing expense to March / April is not paid yet so we could be up to \$5000 for snowplowing this last winter.

Road Grading: Bob's Blade Service - \$1000 is our expectation.

Dust Mitigation: experimental application was last year (2018) so the number last year was only for partial community road coverage. This year dust control application will be all of the road surface at \$4800.

We collect about \$14,000 and we have expenses about \$15,000 to \$16,000. Bank Balance (Reserves) is about \$30,000 plus the additional reserves that are accounted nearing a total of \$50,812.62

Dues are currently \$250, however, the Board believes that the dues will have to increase to \$275 to cover our increased expenses due to the dust control application of \$4800.

Action Item: We are going to use reserves of \$4950 to cover the dust guard this year.

Entryway: Jules and Grace Latz, Jessica Blair - Entryway Committee to come up with a plan to refresh and create a nicer looking entryway enhancement. Allowing for \$1000

Trish moves to approve the action item for entryway enhancement of about \$1000.

Charles seconded

Vote taken and Motion passes unanimously

Dues are \$250 if you pay your dues before August, 1, 2019. If you pay after August 1, 2019 it will be \$275.

Motion to approve the dues increase to \$275.00

Motion is made, vote taken, unanimously approved

7. Committee Reports

A. Design Review and overall neighborhood - Ralph Hayes

B. Trash - We will pursue a new locking system for the dumpster.

IMPORTANT: AUGUST 1 THERE WILL BE A NEW LOCKBOX CODE 4571 (the entry road number). Please make a note of it! This will be in effect on August 1, 2019. We will notify everyone on the invoice for dues, electronically in an email blast and then flyer door to door to notify everyone.

- C. Entry and. Roadways - Hoping for Jessica Blair, Jules and Grace Zane to take on refreshing the signage and create a plan for an upgraded entryway enhancement.
- D. Dead Standing Trees need to be taken down in the open space. Ralph will cut them down and cut them in 4-foot lengths. Need volunteers to carry them to our slash pile in the retention ponds.

Attention new residents:

GVP has a **Slash Pile to throw your natural tree materials away:**

Any GVP member is allowed to throw away their slash, tree limbs, tree trunks, any natural tree or plant material. No construction trash or non-natural material. Please feel free to use this! This pile is across from the dumpster. We have a forestry person that burns that pile at first snowfall every other year or so.

- E. Welcoming Committee - when a new resident comes to the community, Terry delivers a community binder with rules, bylaws, and welcome letter.

8. Old and New Business

Action Item for treasurer: Conrad Studer has suggested that the treasurer, Jules, look into putting some of our reserve funds into a CD. We do need to look into the tax situation. Do we need to file a 990? We need to have someone to bring us into compliance.

9. **Election of the Officers for 2019-2020**

+++Proposed Board to return:

Terry Sullivan President,
Richard Carande Vice President,
Anthony Duddleson Secretary
Jules Zane, Treasurer

+++have agreed to stay on as the Board.

We need volunteers for Board Development as Terry would not like to be president forever. Board Development is critical to keeping our HOA transitioning smoothly from year to year. Charles might do president in several years as he will be here more full-time. Lori Corl volunteers to be the backup secretary. Lizbeth and Trish can be the backup treasurers. Trish will reach out to Jules to assist.

Motion: to accept the above stated Board

Lori Corl motioned to approve the board

Trish seconded

Vote is taken and Board as stated above are approved unanimously.

Information for the Good of Grand View Park:

Trish suggested that we have a game night / social gathering once per month that is flexible. You wouldn't have to come to each time and it would be at different resident's homes. Trish will write something up for the newsletter so watch for information coming on that neighborhood event.

10. Motion to Adjourn - Marianne motioned to adjourn at 10:37!

Motion approved unanimously.

Please come to the potluck and barbecue at Ralph and Marianne's Home at 11:30.