

Grandview Park HOA Board Meeting
Annual Meeting

Sullivan's Residence, 237 Trail Ridge Drive
Scheduled: June 6, 2020. 9:00 to 10:30 am

Present at meeting: Terry Sullivan (President), Richard Carande (Vice-President), Andrew Williams (incoming officer), Jules Zane (Treasurer), Anthony Duddleson (Secretary), Ralph Hayes (Design Review) and Lisa Simpson (Historian).

Meeting Called to order at 9:15 am

1. President's Welcome, Terry Sullivan.

A. A State of Colorado Health Department Directive is presently in place which restricts public gatherings to 10 or less persons and requires that physical social distancing be maintained. This makes it impossible to hold our traditional HOA annual meeting as usual. In order to conduct the HOA business, the board decided to hold a limited-attendance meeting, and solicit input from the HOA members. The HOA meeting topics for discussion, including the proposed budget, was distributed to members, and feedback was solicited and has been received. This meeting will cover these topics and responses, in order to carry out the required annual business of the Grandview Park HOA.

B. Terry referenced the GVP by-laws, Section 2-3, which calls for an annual meeting and action without an annual meeting. He also summarized Section 3-2 which describes the performance and duties of the Executive Board.

C. The GVP Board of Directors (BOD), announced their plan to its Membership, to hold the annual meeting remotely with less than 10 individuals in response to the most recent State COVID guidelines published on May 27, 2020. The BOD decided to use the Spring GVP Newsletter as a tool to lay out the agenda items to be addressed at the meeting which was e-mailed to each homeowner on May 31, 2020. In the newsletter, the Board asked each Homeowner to contribute any thoughts, ideas or concerns that they would like addressed during the modified annual meeting. A few homeowners sent emails to Terry Sullivan, President, with their comments on the agenda items which were thoroughly discussed.

D. A summary of those homeowner's comments follows. Original email correspondence has been retained by the President, Terry Sullivan.

1. Brian Wilcomb (lot #32) expressed an interest in discussing relaxing the Covenant policies which prohibits short term rentals in order to potentially increase the value of members property. Terry explained to Brian, and then again to the board, that our past experience with weekend, or short-term rentals (even though they were NOT allowed), led to several unacceptable situations: unattended backyard fires at 3:00 am, parking on the roadways that blocked entrances to homeowners' driveways and ATVs circling the neighborhood. The board discussed the pros and cons and decided for the overall well-being of the community, the Covenants would remain in place. On a related note, the board was informed that the Columbine Lakes HOA had recently

retracted their short-term rental permissions for new home owners by re-writing their covenants.

2. Rita Snock and Tinna Hidell (lot #5) made note of their dislike to the application of the Dust Guard material due to the financial cost to the HOA and the environmental impact. They noted that several trees had died presumably due to this application (see below for more discussion). They also believe that our contract for snow removal is unsatisfactory and requested the board give consideration to bidding out such services annually. In Terry's reply, he noted the strong consensus of support for the dust guard by other homeowners and that there was a strong vote of support to the present snow plow vendor, Zach Madson. It was not likely the BOD would be interested in putting out a bid for an alternate provider. Zach Madson's contract for the 2020-21 calls for the same prices as this prior season.
3. Tinna Hidell (lot #5) suggested that driveway plowing should be included in any snow plowing agreement the HOA undertakes. After discussion the board decided this was not a fair or appropriate use of community funds since most HOA members have no need for the service.
4. Richard and Lori Corl (lot #62) also expressed concerns about the dust guard and damage to some roadway trees possibly caused by application of the materials. They were not formally objecting to the 2020 application, but asked the board to considering pausing in 2021 to see if any further damage to vegetation has occurred. It was noted that last year directly after the Dust Guard applications there was a very gusty storm that blew through the community, which may have contributed to overexposure of nearby vegetation. The board discussed these Dust Guard concerns, and decided that future applications would be more fully discussed. These discussions would consider dust mitigation effectiveness and observations of environmental impacts from earlier applications.

E. GVP Entryway Sign. On May 30, 2020 it was reported that the entryway sign, erected in 1999, had fallen to the ground due to the degradation of the mounting base log poles. Terry has contacted Lunsford Sign Company (Hot Sulfur Springs), the original installer, to see what repairs they could suggest. Their assessment was that the remaining materials were beyond repair and that a replacement sign would cost anywhere between \$10,000-20,000. They provided samples of their work and Terry has retained these for future considerations. We were fortunate to have good neighbors in Byron and Brian Miller, Lot #31, of Byron Miller Contractors. They willing to try to salvage and replace necessary logs for approximately \$1500. This plan is presently underway. Thank you, Byron and Brian.

F. Road Grader Bob Mulder of Bob's Blade Service graded our roadways on June 2, 2020. This is a standard practice of the community each year and precedes the application of Dust Guard, which is scheduled for June 11, 2020. The BOD discussed the application of Dust Guard and feels it is in the majority interest to apply it this year, but will consider a pause for the future. Anthony Duddleson made a motion to approve and Jules Zane seconded, a vote was taken and unanimously approved the application for June 2020. This ended Terry Sullivan's report.

2. Vice President's Report - Richard Carande

- A. Richard reported that to the best of his knowledge, the website and directory were current and up-to-date. He will be handing these responsibilities over to our incoming Vice-President, Andrew Williams.
- B. Our data is relatively easy to maintain with our website managed by SquareSpace. Our annual cost for this provider is approximately \$116. Our expenses related to retaining our domain name are approximately \$25 annually. There are no other known expenses.
- C. Richard and Andrew Williams have met regarding transition and they have completed this process. Andrew is prepared for his new duties as Vice-President. This concluded Richard's report.

3. Treasurer's Report - Jules Zane

- A. Jules reported that as of this date, June 6, 2020, US Bank held \$47,157 in our account. This is reflected in a printout Jules provided and distributed to the board which shows all transactions which have occurred since July 19, 2019. These monies are held with US Bank and are primarily mandated reserves reflected in 2019-20 Balance estimates.
- B. Our expenses for this past year totaled \$17,935, approximately \$1000 less than budgeted due to the fact we did not incur the estimated \$1,000 expense for entryway improvements. The largest expense this past year were snow removal service totaling \$5,088 versus a budgeted amount of \$3,500.
- C. The 2020-21 proposed budget totals \$17,675, very similar to the past year. The amount does include the application of dust guard at a cost of \$5,300. The board discussed in the event we decide to defer this action in 2021, it would be prudent to direct these monies to building an escrow account to replace our entryway sign in the next 2-3 years. It is estimated that such sign would likely cost approximately \$10,000. Terry Sullivan has received preliminary estimates from Lunsford signs of Hot Sulphur Springs. Examples of such entryways were shown to the BOD. The 2020-21 budget does not include any signage monies presently. A motion was made by Richard Carande to approve the budget for 2020-21 and the use of \$2,275 from our reserves, it was seconded by Ralph Hayes and voted unmaliciously by the BOD.
- D. This year's budget is based upon a slight increase in the HOA annual dues from \$250 to \$275. This was mentioned at last year's HOA meeting as a possible necessity due to increase operational cost, partly the dust guard application. The BOD also believes it is not good reoccurring practice to make use of reserves. A motion was made by Ralph Hayes to increase our annual dues from \$250 to \$275 annually. This was seconded by Richard Carande and a unanimous vote by the board followed. This concluded Jules Zane report.

4. Secretary Report - Anthony Duddlestone

Anthony reported there were no new neighborhood transactions except for those reported in the recent Newsletter. There were no known neighborhood concerns except for those by Terry Sullivan. It is our intent to have the minutes posted as soon as possible. This concluded Anthony's report.

5. Design Review Board - Ralph Hayes

- A. Mitch Green's Lot #34 The Greene's purchased the adjacent lot and are in the process of combining their lots so they can build a garage extension attached to their home by a breezeway. They have submitted their \$2,000 deposit to the treasurer last fall but are awaiting final county approval to proceed with their construction.
- B. Developer and lot owner Brian Green, (Lot #43) Is planning to relocate a historic cabin on the lot. The Design Review Committee has not received any plans, deposits or timeline on the proposed project at this time.

6. Slate of Officer's 2020-21

The following slate of candidates was proposed for the 2020-21 Executive Board of Directors for the GVP HOA:

- Terry Sullivan President
- Andrew Williams Vice President
- Jules Zane Treasurer
- Anthony Duddleson Secretary

A Motion made by Lisa Simpson and seconded by Ralph Hayes that we accept the slate as presented and a unanimous vote followed.

7. Invoices for 2020-21 HOA Dues

Mailing notices will be sent for the collection of the new HOA dues of \$275. These dues are due by August 31, 2020. A late charge of \$300 will apply for collections after September 1, 2020.

8. Open Discussion

Terry thanked Richard Carande for his five years of service to the HOA as our Vice President. He presented Richard a few gifts as he departs our neighborhood. Many thanks.

9. Meeting was adjourned at 1100.