

Grand View Park

Minutes of the Annual Homeowners' Association Meeting Saturday June 5, 2010

Grand Lake Fire Station Headquarters - Community Room

THANKS TO EVERYONE WHO PARTICIPATED IN THE ANNUAL HOA MEETING. ATTENDEES INCLUDED THE FOLLOWING, ACCORDING TO THE SIGN IN DIRECTORY THAT WAS CIRCULATED.

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| Richard and Lori Corl | Lot-2,3 |
| Derek Hidell | Lot-5 |
| Rita Snock | Lot-5 |
| Charles and Christine Fielder | Lot-6 |
| Scott Munn and Tony Bina | Lot 8 |
| Gus and Louise Steneck | Lot -16 |
| Lisa Simpson | Lot- 24 |
| Terry and Laurie Sullivan | Lot -28 |
| Mark and Linda Thompson | Lot-36 |
| Cameron and Kristen Freiboth | Lot-42 |
| Ralph and Marianne Hayes | Lot-48 |

Meeting was called to order at 9:45 AM by President Charles Fielder and followed the 2010 agenda.

1. Reports

A. Minutes of the Previous Meeting

The Minutes from the previous meeting on June 6, 2009 were read by HOA President Charles Fielder. A motion was made to approve the minutes as read by Marianne Hays and seconded by Terry Sullivan.

B. Committee Updates

- **Welcoming Committee – Rita Snock, Chair**

The Committee reported that Grand View Park has one (1) new resident in the community. Randall and Edie Kavan purchased the home at #91 Grand View Lane (Lot 19). Arrangements were being made to send them a welcoming package. The GVP Covenants were delivered to the new homeowners by resident and realtor Lisa Simpson. They currently reside at #1984 County Road U, Cedar Bluff, Nebraska 68015.

- **Design Review Committee (DRC) - Terry Sullivan, Chair**

Steve Spencer (Lot 12) requested approval for a chain link fence dog run behind his home and approval was granted.

The Committee reported that Gus Steneck (Lot 16) would like to build a shed behind their home this summer. The project will be approved by the DRC when it is shown to comply with the twenty percent (20%) rule. (*See Section 3.03, minimum area*, in the covenants.) Derek Hidell (Lot 5) also would like to build a free standing shed behind his home pending DRC approval.

The DRC asked that any and all new building projects at homeowners' property and residence be brought to the Committee for consideration **prior** to start of construction. Please communicate with Terry Sullivan via a written letter, email or verbally.

- **Tree Committee - Vice President Ralph Hayes - Chair**

The Committee requested that if you have dead or fallen trees on your property, please remove them by September 1, 2010 or Grand View Park HOA will have them removed at the rate of \$50.00 per tree which will be billed to the respective homeowner. You can also request to have the HOA remove the trees at any time for \$50.00 per tree. Chairman Ralph Hayes read a list of trees that needed to be attended to with in the community, including fifteen (15) which are on GVP green belt property.

A special thanks was made to Bob Simpson (Lot 24), Joe Nabhan (Lot 13) and Derek Hidell (Lot 5) for removing trees from the roads that had fallen down during the recent spring storms.

Volunteers are welcome to assist the Committees and are encouraged to participate in community affairs.

C. 2010 Budget Review – Board Treasurer Louise Steneck (See Attached Budget Report)

Cash on hand as of 5/31/2010 was \$29,574.61 plus a reserve of \$5,000.00, totaling \$34,574.61.

The Treasurer reported that one (1) lot was delinquent in paying their HOA dues as of 4/01/10.

Louise reported that she recently completed an extensive project researching and obtaining a new and less expensive insurance policy for Grand View Park. The new policy costs less than the previous policy, while at the same time affording the association more liability coverage. It was agreed by the members to retain the new insurance policy and special thanks was given to Louise for all of her hard work and diligence.

An open discussion was presented by the Treasurer regarding a reduction in cost of annual HOA dues. After debate by the members, a motion was made by Rich Corl and seconded by Terry Sullivan to keep the dues at its current rate of \$300.00 per lot, and not to decrease it to the previous amount of \$250.00.

During budget discussion a resident brought up the subject of a new trash recycling service. There was some interest in this matter, but research needs to be done concerning the cost and how much it would affect the 2010/2011 budget. Anticipating this possible trash recycling cost, a budget amendment would be needed if this service was approved and implemented.

The 2011 annual HOA dues are due on January 31, 2011.

The 2010 budget and financial report was reviewed and voted on. A motion was made to accept the budget by Terry Sullivan and seconded by Lori Corl.

2. Old Business

Resident Mark Thompson (Lot 36) voiced his concern about the safety and structural integrity of the old homestead cabin adjacent to their lot (Lot 37). The Board asked Kitty Wilkins (Lot 37) last year to please clean-up the old homestead cabin on their property or to have it raised out of a concern for the safety other residents. To date, no action has been taken by the Wilkins. Design Review Committee Chairman Terry Sullivan said he will attempt contact Kitty again in an effort to remedy this issue.

Ralph Hayes asked all residents to please dispose of their trash properly and to use the “bear bar” when you are finished using the dumpster. Violations regarding dumpster use will incur fines to the responsible homeowner. Please be considerate – it is not your neighbor’s responsibility to pick up trash that was incorrectly disposed of and ravaged by wild animals. Derek Hidell, Louise Steneck and Ralph Hayes are going to work on posting a permanent sign by the dumpster area reminding homeowners to please respect the trash facility and to use it properly.

A reminder was made that parking on the community roads is prohibited per the covenants. Your cooperation and courtesy is appreciated regarding this issue.

Please communicate all proposed projects to the Design Review Committee.

Please keep the road side ditches clean of excess dirt and debris to encourage the flow of run-off water.

Some aspen trees in the community have a disease called “Cytospora”. It was mentioned that “Cytospora is a tree virus that turns areas of the tree black and orange in color and eventually killing them, and may extend to other healthy aspens.” Removal of these trees can help stop spread of the disease.

Please spray or remove the noxious weeds on your property. The Oxide Daisies and Canadian Thistle spread prolifically and when left uncontrolled will become a nuisance to adjacent lots.

This summer please adhere to burn bans imposed by the Grand Lake Fire Protection District.

3. New Business

Tonya Bina (Lot 8) brought to the members' attention that municipal trash recycling is now available to our community upon request. There was interest in the new service and Tonya volunteered to research it and report back to the Board with more information.

Lisa Simpson (Lot 24) inquired about dust reduction management for our dirt roads. The general consensus of the members is not to use harmful chemicals to treat the roads, but instead possibly using a water truck and roller similar to what the Grand County Road Department uses. Lisa volunteered to look into the options that may be available.

4. Board of Directors

Thanks and appreciation was given to all the Board members for a job well done.

Terry Sullivan made a motion to keep current Board members in place and it was seconded by Lori Corl.

MEETING WAS ADJOURNED at 10:45am.

**Respectfully Submitted,
Derek Hidell – Board Secretary**

Everyone was invited to the Hayes' residence at 95 Rocky Mountain Lane for a community "Pot Luck Lunch" immediately following the meeting.

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