

Grand View Park Homeowner's Association Annual 2015 Meeting Notes

June 13, 2015 at the Fire Station meeting room, Grand Lake, CO 80447

Members Present: Terry and Laurie Sullivan, Lisa Simpson, Kathe and Richard Carande, Tom and Diane Rawson, Kristen and Cameron Freiboth, Marianne and Ralph Hayes, Tonya Munn, Christine and Charles Fielder, Diane Donahue, Conrad Studer, Randy and Edie Kavan (3 votes), Gus and Louise Steneck, Linda and Terry Smith.

14 voting lots present

Proxy Votes: Snyder (proxy 1), Corl (proxy 2 and 3), Claudia Konchar (proxy 4), David and Virginia Latz (proxy 5 and 6), Byron Miller (Proxy 7), Joe and Lisa Reinke/Todd Hauke/Joel Dekanich (Proxys 8,9,10), Colleen Perko (Proxy 11), Tony and Kitty Wilkins (Proxy 12 and 13), McMurdo (Proxy 14), Devere (Proxy 15 and 16).

16 Proxys confirmed

Total Voting Lots: 30

Quorum Confirmed

Linda Smith gave the membership new contact for her home as this is the last summer they will spend in Grand Lake. They will be deed the house to their son and he should be the main contact from here on out: Chris Smith, 5097 South Holly, Cherry Hills Village, CO 80111. 720-339-5920

Magouth16@comcast.net

Joe Reinke also has new contact information

Meeting Convened: 9:35 am

George Bulpitt called to order the Grand View Park Homeowner's 2015 annual meeting at 9:35 am at the Grand Lake Fire Station meeting room in Grand Lake. George Bulpitt announced that Derek Hidell, current President of Grand View Park, was not able to attend and that George Bulpitt, Vice President, would be acting in place of Derek. No other board members were present. George then said that due to conflict with the community that all 4 board members are submitting their letters of resignation, dated June 12, 2015 Rita Snock (Treasurer), June 13, 2015 Derek Hidell (President), George (Vice President) and Mary Ann Bulpitt (Secretary) not dated but "effective immediately" per the letters which are hereby submitted into the Grand View Park official record. George advised that a special meeting would have to be scheduled and could not be held at the current time.

George Bulpitt then promptly got up and said that the meeting was adjourned, and began to exit the meeting. On the way out the door, George exclaimed "that he would protest anyone that held a meeting not in accordance with the guidelines."

At the time of George's call to order, quorum was not established. According to Section 2.8, the meeting may be adjourned *"without notice other than the announcement at the meeting until the necessary number of Members shall be in attendance."* After George Bulpitt tendered his resignation letter, the existing members obtained the necessary number of votes via proxy to obtain the quorum and those are hereby entered into the official Grand View Park record herewith.

Section 2.8 goes on to say - ***"at any adjourned meeting at which a quorum shall be present, any business may be transacted" and thus,*** the meeting progressed per the guidelines.

Note: Grand View Park to be designated as "GVP" from this point forward.

The attending members asked amongst themselves what was going on. Terry Sullivan got up (9:45 am) and recounted the events which had unfolded since May 31, 2015. Terry Sullivan's account of the events: Terry went to Derek Hidell's home to personally tell him that he and other members in the community would like to consider new members for the board and would be suggesting a new slate of officers at the June 13, 2015 annual HOA meeting. Tinna, Derek's wife, said Derek was ill and could not come to the door. Terry said it was important that he speak with Derek. Derek then came downstairs and spoke with Terry S. Terry reassured Tinna that Derek could run the annual meeting just as he had planned without disruption but when it came to election of officers that Terry would get up and introduce other members of the community who wanted to be new board members. Terry said he was telling Tinna and Derek as a courtesy so that they would not feel blindsided at the annual meeting. What ensued was a series of derogatory emails back and forth between George, Mary Ann Bulpitt, Rita Snock, Terry Sullivan and Richard Carande (was copied). Terry reached out to George and asked him if they could talk on the phone at 3:00 on Monday. Terry said that George replied by email that talking would be a waste of time and that he felt that he and the others were being "unjustly" fired and would resign from the board.

Lisa Simpson is taking notes since the Secretary is not present.

Terry Sullivan suggested that the following items would be areas of improvement that should be addressed by a new board:

1. Frequency of Board Meetings: quarterly meeting suggested
2. Bring the covenants, bylaws and articles into compliance with the state laws.
3. Improve communication by encouraging people to use the website for information and possibly give each a magnetic card to post to access website information easily
4. Financials and Transparency: request that a full audit or financial review as required by an objective CPA or qualified outside entity.

Future Projects: Fix the light at the entryway, master plan new landscaping improvements at the entryway, burn the burn pile.

Review and Acceptance of 2014 Meeting Minutes:

Terry Sullivan summarized the meeting minutes for the 2014 annual meeting starting with Mary Ann Bulpitt suggesting that members contribute to the website with information, pictures and properties for sale. Discussion about how long properties would stay on the website ensued. Rita Snock gave a treasurer's report discussing 3 Line items: road repair, signage and website fee. \$58,000 was reported as total cash - \$23,000 (reserves and designated line items) = \$35,000 (Cash on Hand). Mark Thompson acknowledged that we should not hold too much in reserve and spend it on needed projects or expenses. A presentation by attorney Jeffrey Herron helped the membership understand the compliance issues which needed to be addressed in the covenants, articles and bylaws. The attorney mentioned there were 9 areas that were not in compliance.

Derek, Mark Thompson and others agreed it is important to spend the money and get the association documents into compliance. Also, a special meeting was discussed held by the executive board where it was agreed to spend \$2500 on the attorney to bring the association documents into compliance. Rita moved, George seconded and the executive committee hired the attorney. The attorney has been paid \$1883.45 to date per the financial records from Rita Snock.

VOTE: Charles Fielder moved to approve the 2014 meeting minutes; Richard Carande seconded. Vote was taken to approve the meeting minutes. There was a unanimous vote to approve the minutes. No abstentions, No "nays" were noted.

It was then noted that all membership meeting minutes and Board (B.O.D.) meeting minutes will be posted on the website herewith.

Welcoming Committee:

Terry S. suggested that the president personally deliver a "welcome to the community" to each person that is a new owner. This way each new owner has a point of contact for questions or concerns. He said he would be glad to do that if he is elected.

Architectural Control Committee:

Pending Projects: Ted McMurdo asked Terry Sullivan (current head of the architectural control committee) if he could put new wood-sided garage doors on to finish off his new addition project. Terry said "go for it." There are no other projects pending.

Old Business: get Scott Turan, Grand Lake Electric to complete the fix on the solar powered entryway light. Scott is the original subcontractor who installed the light.

Treasurer's Report:

Louise Steneck took a few minutes to review the financials prepared by Rita Snock for the meeting. The budget was read and summarized by Louise while Terry S. wrote out all the budget numbers on the white board for the membership to see.

Starting Balance was: \$58,000 of which \$23,000 is held in reserve.

The reserve line items are designated as follows:

\$5,000 – Designated for covenant re-write

\$15,000 – Road Maintenance (for unexpected repairs)

\$3,000 – Signage Maintenance

Assets held: Printer and Laptop Computer

Money Spent: Registration Fees, Fire House donation, road grading and snow plowing

Income \$11, 200 with \$5 of interest earned

The attorney was hired for \$1833. Rita Snock was an employee of the attorney that was hired.

Trash Removal Expense: \$3500. The trash fee went up \$700 from the previous year. This was explained by Ralph Hayes. We started having the trash picked up 2 times per week during the summer when there is more members using their homes. This trash pickup schedule continued 2 times per week during the winter. The board shall reduce the pickup to once per week after Christmas.

Liability Insurance has not gone up and is in place.

Operations: Computer Software updates were purchased. Quickbooks.

Website Fee: \$662.00

In general, \$1200 more was spent than was brought in by collection of dues.

Louise suggested that we engage a qualified CPA to do an audit or, if allowed, a detailed “review” of the books as required by state statutes. Louise also explained that she will address payment of the electrician for the entryway sign.

Kristen Freiboth: Who has signing privileges on the account?

Louise : Rita and Derek but she believes she still might be on the signator card. Once the new board is in place, they will create an action item to change the signatories on the account.

Edie and Randy Kavan had to excuse themselves but wanted to give their proxy vote for any remaining items to Terry Sullivan and is entered into the official record of these meeting minutes. Randy and Edie own (3) lots and therefore, have 3 proxy votes.

Snowplowing:

Question: Lori S. asked if the snow plowing of driveways is being paid by the HOA? Several members have asked our plowing subcontractor that question. Louise and Marianne Hayes both confirmed plowing of driveways is NOT paid with HOA dues.

Question: Did everyone pay dues last year? Yes, everyone paid dues which totaled \$10,985.05

The Budget for 2015 will now be discussed:

Recycling was discussed – possibly \$56.00 per month per Tonya Munn

Terry S: proposed that we allocate \$1000 for accounting services for the “review” of the books

Louse S: proposed allocating about \$500 or whatever is required to pay the old electrical bill.

Gus S: mentioned that dues should equal expenses.

Gus and Louise Steneck: Would like to allocate or recognize that more legal funds may be needed to bring the association documents into compliance. No one is sure where we are in the process and the board should address this situation and act accordingly. GVP may need to pay more to complete the re-do of documents as members have heard that the original attorney of record resigned from the job. The Board shall confirm the situation and report to the membership.

Marianne Hayes mentioned that one of our members, Andy Perko passed away. Marianne suggested a tree. Terry Sullivan suggested a bronze plaque on the bench commemorating Andy. Terry offered to pay for the plaque.

VOTE: Motion by Ralph Hayes: to approve the 2015 budget of \$12,710 as recommended and keep the dues as proposed of \$200 for the 2015-16 year.

Seconded by Cameron Freiboth

All in favor: unanimous vote of “yea”

Motion Passes and Budget is approved.

New Business:

1. Trash Dumpster: There has been some illegal use of the trash dumpster with someone throwing an old TV in the bin which the Trash Company would not pick up.
2. Question was posed: Should we put a combo lock on the enclosure door? The membership voiced mixed reactions for and against. Ralph Hayes will assess the situation. Ralph’s new title is now “Mr. Dumpster.” Board will follow Ralph’s suggestions on the best course of action.

3. Website Issues: The membership commented that the website is very capable and works well. Mary Ann Bulpitt did a good job getting it set up. Thanks were expressed for her work. It was noted that the administrator can tell who accesses the website and when. The new administrator can easily send email blasts and updates and everyone agreed we would use that feature more frequently. Louise said, in general, that she would like to “keep it simple” whether it be accessing the website information or completing the required accounting. Keeping it simple allows the board members to pass the job tasks along to the next board with ease regardless of skill level.

Question: Lisa Simpson asked if we can provide financial information to the public and meeting minutes as currently the website has information from 2012. Membership agreed to post all the information to the public. Lori Sullivan said that most HOAs in Denver have all the financial information on the website that anyone can access. Keep it easy and transparent was the general feeling conveyed in the room.

Voting in a New Board:

The current board is as follows: Derek Hidell (President), George Bulpitt (Vice President), Rita Snock (Treasurer), Marianne Hayes (Secretary – Resigned), Mary Ann Bulpitt was appointed as interim Secretary

Terry Sullivan presented a slate of new officer in accordance with the bylaws pursuant to Section 3.1 Bylaws

President – Terry Sullivan

Vice President – Richard Carande

Treasurer – Louise Steneck

Secretary – Lisa Simpson

A recount of the votes and proxies was done. It was confirmed the votes as listed at the beginning of these meeting minutes were correctly counted.

VOTE: Kristen Freiboth made a motion to accept the new slate of officers as presented above.

Tom Rawson Seconded the Motion.

All voted on the motion of approving the new board as stated above. The motion passes unanimously with 30 Votes. No abstentions. No “nays” were noted.

Reference: Article 2 Section 2.8 in the Bylaws - Adjournment of the Meeting

Any other comments from anyone in attendance?

Tom Rawson motioned to adjourn the meeting.

Linda Smith seconded that motion.

VOTE: All in favor to adjourn the meeting. Vote was unanimous to adjourn the meeting. No abstentions, No “nays” were noted.

Meeting is adjourned at 11:31 am at the Grand Lake Fire Station Meeting Room.

END

Notes prepared by: Lisa Simpson

Page 7 of 7