

# GRAND VIEW PARK

Homeowners Association  
Annual Meeting Minutes  
June 7, 2014

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Thanks to everyone who participated in the Annual HOA meeting. Attendees included the following.

## **ROLL CALL:**

Richard and Lori Corl – Lot 2  
Richard and Lori Corl – Lot 3  
Derek Hidell, Rita Snock – Lot 5  
Charles and Chris Fielder – Lot 6  
Gus and Louise Steneck – Lot 16  
Lisa Simpson – Lot 24  
Mark and Linda Thompson – Lot 36  
George and Mary-Ann Bulpitt – Lot 39  
Ralph and Marianne Hayes – Lot 48  
Dianne and Conrad Donohue – Lot 54

**10 lots represented**

Proxies were received from:

Richard and Kathe Carande – Lot 22  
Terry and Laurie Sullivan – Lot 28  
Ted and Tina McMurdo – Lot 41  
Cameron and Kristen Freiboth – Lot 42  
Paul T. and Linda Smith – Lot 50

**5 proxies received**

## **I. OPENING**

### **A. Welcome**

Derek Hidell, President, called the meeting to order at 9:47 am. He welcomed all the members who came to participate in the 2014 Annual Meeting.

### **B. Review and approval of June 8, 2013 minutes**

Marianne Hayes, Secretary, presented the minutes for June 8, 2013, meeting, as prepared by Charles Fielder, past HOA Secretary. There being no questions, Charles Fielder moved, and Lori Corl seconded, approval of the June 8, 2013, minutes as written and presented.

## **II. REPORTS/COMMITTEE UPDATES**

### **A. Welcoming – Rita Snock**

Rita indicated that we have had few changes within GVP since last year. David and Virginia Latz purchased Lot 53. They now own the home on Lot 25 and Lot 53.

### **B. Design Review Committee (DRC) – Terry Sullivan**

In Terry Sullivan's absence, Derek Hidell reported on his behalf, that there are no projects in process, and none have been presented for consideration.

### **C. Trees – Ralph Hayes**

Ralph reported that one tree has fallen recently. There are 4 trees down that need to be cleared. He will send individual e-mails to those lots needing attention.

## **III. Old Business**

### **A. Grand View Park Website – Mary-Ann Bulpitt**

Mary-Ann presented an overview of the design of the website, discussed various functionality of the site, and the need for members to contact her with ideas, requests, to make it a strong communication tool. (See PowerPoint)

1. Mary-Ann requested that if members have pictures to share, they are a great way to share what is going on in the community.
2. Request for Volunteers to assist Mary-Ann in the maintenance of the website. Richard Carande and Linda Smith have agreed to work with Mary-Ann.
3. Discussion was held regarding the length of time "for sale" items will be on the site. Currently it is designed so the items will be taken off after 30 days. Christine Fielder and Lisa Simpson requested that consideration be given to extend lots and homes for sale to be 90 days. The Board agreed and voted to allow 90-day postings for GVP lots and homes on the GVP website.

## **IV. Financials – Rita Snock**

### **A. 2013-14 Financial Report**

Rita reviewed the June 2013 through May 2014 Profit and Loss statement and the Balance Sheet as of May 31, 2014. Clarification on 3 line-items was provided. On the Balance Sheet, line-items under Other Assets will be re-titled to be:

- Reserves – Road Repair & Replacement
- Reserves-Signage Repair & Replacement

- B. Proposed Budget for 6/1/14 to 5/31/15** was presented by Rita.  
Clarification under Expense: Monthly Website Fee is mis-titled. It will be changed to Annual Website fee.

With the Expenses as identified, the HOA Dues for 2014 will be \$195.00 per lot, giving the HOA a break-even budget.

CASH ON HAND: \$58,023.56  
Less Reserves: \$23,000.00  
Cash Available: \$35,023.56

(See Financial Documents Posted on GVP HOA website:  
GVP HOA Profit & Loss June 2013 through May 2014  
GVP HOA Balance Sheet As of May 31, 2014  
GVP HOA Proposed Budget 6/1/14 to 5/31/15)

Lori Corl moved, and Mark Thompson seconded, acceptance of the May 2014 Profit and Loss Statement, May 31, 2014 Balance Sheet and 6/1/2014-5/31/15 Budget as presented.

## **V. New Business**

- A. Discussion was held regarding Mark Thompson's concern** regarding the Cash On Hand, \$58,023.56, which had been shared with the GVP HOA Board earlier in the year. Mark acknowledged that with the Reserves established his concern for the cash balance is reduced. No further discussion.

- B. Presentation of the CCIOA (Colorado Common Interest Ownership Act)** was given by Jeffrey N. Herren, Esq. The Act was established in 1992, and has had several amendments throughout the years.

He highlighted the Act with information such as the governing hierarchy:  
*CCIOA leads Covenants leads Bylaws lead Rules and Regulations*

Mr. Herren indicated he has reviewed GVP Covenants and By-Laws. GVP has 9 policies that are not compliant. Additionally it is time to review all the guiding documents that have been developed. Besides the policies, he noted other concerns regarding meeting a quorum at the Annual Meeting and using e-mails for notification.

Mark Thompson moved, and Richard Corl seconded that GVP HOA use the funds in reserves "Legal-Covenant Rewrite" to obtain legal counsel to amend the Covenants, Bylaws, Rules, and Regulations with direction from the Board, and input from the homeowners.

- C. Derek asked for discussion from the homeowners.**

1. Derek informed the homeowners that he will be requesting to have the roads graded with new material, estimating an expense of \$800 (in budget).
2. Richard Corl asked if there is a way to ensure the front entry light functioned correctly. Derek shared the situation, and indicated that he will continue to research solutions.

3. Derek queried if the snow plowing seemed appropriate. Responses indicated that while there are times that it wasn't completed timely, it was agreed that generally the plowing is good.
4. Ralph Hayes asked the Board if it is their intention to enforce the Covenants and By-Laws. The Board noted that they do expect the Covenants and By-Laws to be followed and take appropriate steps when necessary.
5. Ralph Hayes asked for clarification on how the Board votes, indicating that there are 4 Board Members (how is a tie broken?) and two members from the same lot. According to the By-Laws, Page 3, #3.7 officers are not restricted by lot. Derek also responded that to date we have not had a "tie" issue.

## **VI. Voting**

- A. **Board Elections:** Derek Hidell, Rita Snock, George Bulpitt, Marianne Hayes. Lori Corl moved and Charles Fielder seconded to keep the current Board as presented.

There being no further business, it was moved by Richard Corl and seconded by Charles Fielder that the meeting be temporarily adjourned, to be reconvened at a later date. The meeting was adjourned at 11:55 am.

Respectfully submitted by  
Marianne Hayes, Secretary

Everyone was invited to the Community Potluck right after the meeting, held at the Hayes', 95 Rocky Mountain Lane.

## **July 15**

### **Grand View Park HOA Annual Meeting of June 7, 2014, reconvened at 4:25 pm at the home of Marianne Hayes.**

The meeting was re-opened by Derek Hidell. In attendance is the Board: Derek Hidell, Rita Snock, George Bulpitt, and Marianne Hayes.

#### **Additional Proxies are received by:      16 additional proxies received**

Tim and Teresa Holmes – Lot 7  
 Tonya and Scott Munn – Lot 8  
 Steve Spencer – Lot 12  
 Joe Nabhan – Lot 13  
 Randy and Edie Kavan – Lot 14, 15, 19  
 Tom Rawson – Lot 21  
 David and Virginia Latz – Lot 25, 53  
 Robert Shaw – Lot 33, 51, 52  
 John and Annette McElhiney – Lot 40  
 Randy Carlson – Lot 26  
 Lynn Malisani – Lot 74

Derek questioned if a quorum of 29 was met. It is noted that we have 10 lots represented and 21 proxies, giving a total of 31 lots represented. The Board is empowered to act on the behalf of proxies received.

Quorum is established.

Item I. Review and approval of June 8, 2013 minutes. George moved, and Derek seconded acceptance of the minutes as written and presented. Motion carried 4-0; 31-0;.

Item IV. Financials. Marianne moved, and George seconded acceptance of the May 2014 Profit and Loss Statement; May 31, 2014 Balance Sheet and 6/1/2014-5/31/15 Budget as presented. Motion carried 4-0; 31/0.

Item V. New Business.

- B. George moved and Derek seconded that GVP HOA use the funds in reserves for Legal Covenant Rewrite to obtain legal counsel to amend the Covenants, By-Laws, Rules, and Regulations with direction from the Board, and input from the homeowners. Motion carried 4-0; 31-0.
- C. George moved and Derek seconded to proceed with Jeffrey Herren, Esq. to re-write GVP HOA Covenants, By-Laws, Rules and Regulations, and to ensure compliance with CCIOA with a maximum flat-fee rate of \$2,500. Input from the Board and homeowners is expected. Motion carried 4-0.

Rita Snock will provide a letter of intent to Mr. Herren.

- D. Marianne requested that there be consideration for access to the Green Belt area behind lots 19, 20, and 21 by purchasing Lot 20. Discussion was held and Rita will research the various legal concerns and expenses that would be associated with the Association owning a lot. The HOA would need to vote on the expenditure, should it become an option.
- E. Discussion was held regarding compliance with Covenants, specifically 3.10 Parking and Vehicles. Derek will send out reminder notices as appropriate.

Item VI. Voting. Board Elections. Derek moved and Marianne seconded to keep the current Board as presented. Motion carried 4-0; 31-0.

There being no further business, Rita moved and George seconded the meeting be adjourned. Meeting was closed by Derek Hidell at 5:30 pm, July 15, 2014.