

Grand View Park 2021 HOA Board Meeting

April 15, 2021

Present: Terry Sullivan (President), Andrew Williams (VP), Jules Zane (Treasurer), Anthony Duddleson (Secretary), Lori Sullivan, Lisa Simpson, Grace Zane, Stephanie De Jong, Bill Watters

Meeting started at 6:05 at Terry Sullivan's Home in Grandview Park

President's Report: Terry Sullivan

- A. Tried to call Brandy Heizenrater for the meeting but her voice mailbox was full.
- B. **Request for re-election of the Officers:** 2021-2022. Terry asked if each current officer would like to remain. Jules has said yes as Treasurer, Andrew has said yes as Vice President, Anthony said yes as Secretary, Terry would like to move on and would like to be replaced as President. Charles Fielder has said he would take over the President. The Board will mention that the President's position is open in the Spring Newsletter in case any one else wants to be considered.
- C. **Neighborhood Transactions:** 11 transactions have occurred over this past year. Kavans purchased Lot 18, Hoffmans sold to DeJongs on upper cul de sac, Mathews sold to Bushman Ellerman lower cul de sac at entry, (2) Devere Lots sold to Biller and Albanese, Rosenberg's Lot Sold, Byron Miller's Home and lot Sold, Trish McCully sold her home and then purchased Ralph and Marianne Haye's Home. Land on the frontage road Lot 11 Sold.
- D. **Snowplowing:** Zach Madson – Discussion of his snowplowing was very positive. The Board recommends renewing his contract. Snowplowing contract 20-21 below shows the yearly cost proposed.
- E. **Dust mitigation:** discussion for 2021-Cost for application is \$4500 and 500 for water. Board discussed extensively the pros and cons. The Board members have different opinions. The Board will wait until May 29th (annual meeting) to vote on this issue with all homeowners. Board will look into upgrading the drainage ditches. Suggestion: Can we wait a year and see if the road stays in tack, take a pause in the dust guard application? The Board also proposed that if the dust guard is not applied not to grade the road in the spring.
- F. **Annual meeting** needs to meet within the first 5 months of the year. Board member discussion to have annual meeting at Terry's house in the driveway. Grace offered to head up a breakfast menu of bagels, fruit etc. Agreement to have meeting on the 29th of May at 9:00 am.

Vice Presidents report- Andrew

- A. Updated Grand View park directory
- B. Spring newsletter, will include the dust guard mitigation, election of officers
- C. Summer reminders, use of trash bin, walking dogs picking up after them, 72 hour rule for boat & trailers in driveway, annual meeting proxy Treasurer report – Jules will provide that for the newsletter.
- A. **Review of financials** – Jules - The snow budget came in under budget. Discussion about using the dust guard money to replace lighting at entry with new solar LED system. Recommend keeping dues at \$275.00.
- B. Summary of Year to Date expenses/budget projections
- C. **Recommendations for 2021/22 Budget:** June 1, 2021 – May 31, 2022 (this is the financial year for Grandview Park.
- D. **Proposed Annual Budget:** A Motion was made by Andrew, Anthony 2nd for the approval of the 2021-2022 Budget including the dues being kept at \$275.00 per year.

Important Note: Annual membership dues are \$275.00 per lot and are due on August 1, 2021. Feel free to bring your dues to the annual meeting. Members have 30 days to pay the \$275.00. If payment is not received by September 1, 2021, there is a \$25.00 late fee. Thus, \$300 will be owed for any payments after September 1, 2021.

Secretary's report – Anthony

- A. Pending Neighborhood transactions
- B. Lighting options for entryway
- C. **Design review Committee** – Terry discussed the need for updating the builders checklist. Lisa mentioned the need for the architectural control committee to start looking at guidelines for modular homes which are much higher end with acceptable mountain designs versus 20 years ago when the covenants were written. Terry asked for people who might be interested in joining the architectural control committee and updating the checklist. Grace Latz and Bill Watters both expressed interest in being on that committee. Someone mentioned that Kev has a building background and might be helpful on the committee as well. With the many new land sales, we expect that there will be more building plans to review and approve.

- A. **Builders Checklist** – Suggestion from Charles Fielder to increase the deposit to \$5,000.00. Motion made by Jules to increase the deposit to \$2500.00 2nd by Andrew Motion is passed. The building deposit is now \$2500 to be submitted with the building application and checklist.
- B. **Noxious weeds summer 2021** - As of June 1st weed sprayer is available from Bill Watters with spray that will do away with the daisies and especially the purple thistle which are both considered noxious and invasive. It is each homeowner's responsibility to kill the noxious weeds on their individual property.

Old & New Business

- A. Entryway signage and Memorial bench in the open space – Staining summer 2021
- B. Entryway solar illumination options & cost
- C. Dumpster violations

Open discussion & adjournment

Meeting Adjourned at 7:45 PM