

Grand View Park

HOA Board Meeting

July 6, 2013

Attended: Derek Hidell, Rita Snock, George Bulpitt, Marianne Hayes

Meeting was called to order at 10:30 am by Derek Hidell

- A. Rita Snock moved, Derek Hidell seconded a motion to include Marianne Hayes as a board member (voted on by GVP Home owners on June 8, 2013), and to replace Charles Fielder in the role of Secretary. Charles Fielder's role ended with the inclusion of Marianne Hayes as Secretary.

NOTE: Charles gave his request to leave the Board verbally. No written notice was received.

- B. Recalling that if permitted, the membership was in favor of suspending the dues for one year due to the Cash Balance of \$57,839.73. Rita requested that Attorney Jeffrey N. Herren read the GVP Bylaws and Covenants to determine if the dues could be suspended or reduced for 2014. He informed that the Covenants clearly state, in item 4.06 (A) (i) Assessments for common expenses that the Declarant SHALL pay all common expenses. Therefore, all the members of GVP HAVE to pay for common expenses each year. The Covenants do not allow the HOA members to NOT pay dues for a year.

The dues must reflect the proposed budget for 2014. Rita Snock, Treasurer, proposed a new budget for 2014 for common expenses which came to \$12,860. That amount is divided by 56 lot owners, comes to \$225.00 for 2014 per lot. The Board agreed to the revised budget.

George Bulpitt moved, and Derek Hidell seconded the motion to charge the GVP Homeowners \$225.00 per lot for 2014 annual dues. A unanimous vote reflects the acceptance of the GVP 2014 annual dues as set at \$225.00 per lot.

George Bulpitt moved, and Derek Hidell seconded the motion to set aside cash reserves as follows:

Roads - \$15,000 for anticipated maintenance

Signage - \$3,000 for anticipated maintenance

Legal Fees - \$5,000 for anticipated re-write of the GVP HOA Covenants

TOTAL set aside in reserves: \$23,000

A unanimous vote reflects the acceptance of the Cash Reserves as moved.

- C. Discussion regarding the GVP HOA was held, as the current website is not current, and the few homeowners that do access find the information is not updated. Laurie Sullivan offered to see if she could update the website, but was not able to do so by the time of the annual meeting, but indicated she would still make efforts. The current yahoo account costs \$12.95/month.

The Board agreed that it is important for the HOA to have a website accessible for to contain documents like the covenants, meeting minutes, etc. George Bulpitt suggested that we consider a website called "Cloversite", which has a monthly fee of \$20.00, plus a \$1000 setup fee. George indicated that he has used Cloversite for another organization he works with, and it is fairly simple to create, and can be setup so that it can be maintained easily. Mary Ann Bulpitt has volunteered to create a new GVP website on Cloversite if the Board desired.

Rita Snock moved, and George Bulpitt seconded a motion for GVP pay the \$1000 setup for Cloversite, the \$20/month fee, and accept Mary Ann's offer to create and maintain the new website. All voted affirmative.

The questions remain are:

1. Can we retain the "grandviewparkco" website name
 2. Timing for turning off "yahoo" and Mary Ann's setup (goal for 8/1)
- Marianne Hayes offered to meet with Mary Ann to discuss the original plans for the GVP website and its contents.

- D. Discussion was held regarding the role of the Board to up-hold the GVP covenants. All agreed that it is important that all homeowners are treated the same, and the covenants are maintained. The process will include a letter of "warning", then \$150.00 fine, then \$200.00 fine.

Derek then presented that we have 2 homeowners that are not in compliance.

1. Robert Simpson continues to have a trailer that is parked on his property, which is against the Covenants, Article 3.04, page 5.
2. Steve Spencer
 - a. stores materials, contractor materials and equipment, and motorized vehicles in sight, Article 3.10, page 6.(construction forklift, ladders, and scaffolding)
 - b. Motorized vehicle on the property and not in an enclosed garage or properly screened area, Article 3.10, page 6. (snowmobiles and forklift)
 - c. All rubbish and trash shall be removed from each lot on at least a monthly basis, shall not be allowed to accumulate, Article 3.18, page 8. (tires, building materials and lumber)
3. We agreed that Derek would generate a letter, to be signed by "GVP Board" (not providing names) indicating the need to be in compliance within 30 days from date of letter (corrected to 1 week).

The letters will be mailed by Certified Mail.

- E. The road and ditch work has been completed. The final bill is \$900.00, higher than the original bid. The Board agreed that the invoice is appropriate and that Bob's Blade did a good job.
- F. Rita Snock brought up that Louise Steneck is an agent of the GVP BOD, and is authorized as an agent for signature on the HOA Bank Accounts. Derek moved, and Rita Snock seconded that Louise Steneck remain an agent for signature on the HOA Bank Accounts, as she is knowledgeable in the HOA Treasury role. The Board voted affirmative for this motion.
- G. Rita Snock agreed to maintain the GVP homeowner master contact list.

H. Derek Hidell moved, and George Bulpitt seconded the meeting adjourn at 12:30.

Submitted by Marianne Hayes, 7/29/13, corrections November 17, 2013, and March 1, 2014.