

## **GRAND VIEW PARK BOARD OF DIRECTOR'S MEETING APRIL 13, 2018**

**(RESIDENCE OF TERRY SULLIVAN) PRESENT: TERRY SULLIVAN (PRESIDENT), RICHARD CARANDE (VICE PRESIDENT), MAEGAN LOKTEFF (TREASURER), LISA SIMPSON (SECRETARY TAKING NOTES), RALPH HAYES, ARCHITECTURAL CONTROL COMMITTEE, GUESTS: JULES ZANE AND GRACE LATZ FOR THE LATZ FAMILY, TRISH MCULLY (NEW RESIDENT), ANTHONY DUDDLESON.**

**TERRY SULLIVAN (PRESIDENT) REITERATED THAT THESE BOARD MEETINGS ARE ALWAYS OPEN TO ALL MEMBERSHIP. WE SENT OUT THE BOARD MEETING AGENDA 2 WEEKS AHEAD OF TIME ON THE WEBSITE AND EMAIL BLAST TO THE MEMBERSHIP.**

**MEETING OPENED: 7:15 PM**

### **PRESIDENT'S REPORT (TERRY SULLIVAN):**

Terry Sullivan summarized and reviewed the October 14, 2017 meeting minutes which are always posted on our website [www.gvp-hoa.com](http://www.gvp-hoa.com) under meeting minutes. Major thoughts from Fall BOD meeting: we meet in October to prepare for winter / approval of snow plowing contract, we meet in April to prepare for the annual meeting. Terry pays a visit to all new homeowner's and gives them a welcome binder, entryway improvements were discussed, discussed dues collection which were due September 1, 2018, we discussed the mailing address, dust mitigation (Anthony researched some products, Terry was following up with Dirt Works and Maegan will talk with the County, dumpster is always an issue, boats in the driveway were discussed but are still prohibited.

**Motion to Approve October Minutes:** Maegan made a motion to approve the minutes

**Motion Seconded:** Richard Carande / All in Favor / Motion Passes

**Dues Collections:** The \$200 per year dues was approved at the last annual meeting. Notices were sent out in August. By November 17, 2018 after having received a second email, we had only 5 unpaid homeowner's dues. Terry then sent a letter from the President, researched the addresses and had received all outstanding dues. We have 100% of the dues collected.

**Dirt Works Snowplowing Review:** So far we have had spent \$2,250 for a light winter. Keith has been removing berms as requested last year and is doing a decent job per the members present at the meeting.

**Handyman Suggestions:** The general population of GVP would like a handyman that could do simple tasks for GVP members. Please email Terry or Richard Suggestions for a handyman. Richard will put a handyman referral block in the spring newsletter.

**Dust Mitigation:** Terry updated the board that he made some phone calls to Bob's Blade Service and Grand County Roads and Bridges. Road and Bridge was very helpful and suggested a company out of Eagle, Colorado. GMCO Incorporated. GMCO is the company that applies dust control for the Town of Grand Lake. Pat at GMCO said they should apply the product after you have just done the blading work in the spring and should cover the season.

The company said it will cut the dust down and will help prevent erosion. Terry suggests that we use the \$1000 that we set aside for the entryway to apply the product over 2 blocks to experiment if it works. The product is called Dust Guard. It is environmentally friendly. Proposed application is for the first week of June before the annual meeting. The annual blading will be done just before the application. The total blading cost is usually around \$1100.

**The Annual Meeting:** Date is set for **June 23, 2018 at 9:00 AM** at the Daven Haven Lodge

No later than the 10<sup>th</sup> of May, we will send out a spring newsletter which would discuss the proxy voting system. The memo block on the newsletter should describe that each member will be receiving a proxy vote form. Additionally we will put an on-line proxy voting page on the website similar to last year. This might be the most convenient way for some to submit there proxy forms. This Newsletter will notify each member that if they need to return the proxy form by Sunday, June 1,2018.

### **DIRECTORY UPDATES: RICHARD CARANDE, VICE PRESIDENT AND WEBSITE DIRECTOR**

**THE PASSWORD TO GET INTO THE DIRECTORY ON THE WEBSITE IF ANYONE NEEDS TO GET IN IS: 2016 (THE SAME PASSCODE AS THE DUMPSTER).**

The BOD would like to get either Larry or the Dell's email so that we may invite them to meetings & events.

Elaine Gadzdeck – Lot 44. We need a new email for Elaine as the last email recently bounced back.

**Action Item:** Spring Newsletter topics: Handyman Service Referrals, Reminder to spray your noxious weeds, Homeowner's Meeting Date, Dust Mitigation, Summer Reminders. Please pick up your dog poop. Trash Dumpster Do's and Don't should be posted on the dumpster, remind everyone about recycling in Granby with hours and location.

### **TREASURER'S REPORT**

**Balance in the Account today:** \$52,045.66

**Liability Insurance:** \$2201 paid so far

**Snow Plowing:** \$2,250 paid so far and this came in only \$100 from our budgeted amt

**Website:** \$200

**Road Grading:** Bob's Blade Service - \$570 paid so far

**Trash Dumpster:** \$3,236.54

**GRANDVIEW PARK HOA  
PROPOSED BUDGET**

6/1/18 TO 5/31/2019

INCOME

Annual HOA dues @ \$200 per lot (56 lots)	\$11,200.00
Interest	
<b>TOTAL INCOME</b>	<b>\$11,200.00</b>

EXPENSE

Contract Services

Liability Insurance	\$2600
Snow Plowing	\$3500 (with extra berm services)
Road Maintenance	\$1800
Dust Mitigation	\$1200
Trash Pickup	\$4,428 (\$369 x 12 mos)

Operation Expenses

Annual Website Fee/ Technology	\$200.00
Quickbooks Online/Technology	\$200.00
General Expense / Supplies/Mail	\$300.00
Daven Haven Annual Meeting	\$600.00
Bookkeeping & Reconciliation/Review	\$200.00
Contingencies	\$1000.00

**TOTAL PROPOSED BUDGET EXPENSE** \_\_\_ **\$16,028**

The Board suggests that the HOA Annual Member Dues should be increased to \$250 per year per lot. The Board notes that the HOA is still subsidizing the dues and gradually should ween ourselves off the subsidizing plan which the membership has approved for the last few years.

**Motion:** Based upon the increased budgeted expenses for this coming 2018/2019 year, we, the board, motion to increase the dues to \$250 per member lot per year and the balance of the expected, approved expenses be subsidized by the unrestricted funds from the GVP savings.

Seconded: Richard Carande, Vice President

**Vote:** All in favor, Motion Passes

**ARCHITECTURAL CONTROL COMMITTEE: (Chairman: Ralph Hayes)**

No Architecture or Building Projects currently. All deposits have been returned from previous years projects.

**BOARD DEVELOPMENT:**

We, the BOD, would certainly open up the board positions to anyone who would like to express interest in becoming involved. Please contact Terry Sullivan with any interest to be a GVP Board Member. **Meeting Adjourned at 9:22 PM**