

GRAND VIEW PARK BOARD OF DIRECTOR'S MEETING APRIL 14, 2017

(RESIDENCE OF TERRY SULLIVAN) PRESENT: TERRY SULLIVAN (PRESIDENT), RICHARD CARANDE (VICE PRESIDENT), CHRISTINE FIELDER (TREASURER), LISA SIMPSON (SECRETARY TAKING NOTES), RALPH HAYES, ARCHITECTURAL CONTROL COMMITTEE, CHRIS AND AMY SMITH WILL BE ATTENDING THE SECOND HALF OF THE MEETING. MEGAN LOKTEFF JOINED THE SECOND HALF OF THE MEETING.

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 VIA EMAIL AND ON THE WEBSITE.

MEETING OPENED: 7:00 PM

PRESIDENT'S REPORT (TERRY SULLIVAN):

Terry Sullivan summarized and reviewed the October 22, 2016 meeting minutes which are always posted on our website www.gvp-hoa.com under meeting minutes. Nothing of significance is pending on the BOD minutes from October. The Holiday Walk around was a great success. Thank you to Marianne and Ralph & Heike and Anthony for hosting the party. The Board thinks that the Two-Home Party is working very well vs. a multi-home walk around.

The Board then proceeded with discussion regarding the Annual HOA Meeting which is set to be held on **June 10, 2017 at 9:00 am**. We discussed the option of having the meeting later and then having a BBQ afterward which each person/couple would pay for on their own. The Board decided against the latter option.

Action Item: Terry will proceed with the AM timeslot at the Daven Haven and firm up our reservation.

BOD approves the Budget for the Annual Meeting: \$550 for space rent, continental breakfast and audio-visual

Proxy Votes: We need 32 votes in order to obtain a quorum. The board will explore more effective techniques to obtain proxies, including adding an online proxy form to our website and by including an option on the proxy form to only have the proxy count only toward the quorum count and not for voting purposes.

The Annual Meeting: Date is set for June 10, 2017 at 9:00 AM at the Daven Haven Lodge

No later than the 10th of May, we will send out a spring newsletter which would discuss the proxy process. The memo block on the newsletter should describe that each member will be receiving a proxy vote form.

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 Munn Family has moved and the new Family Wichert has moved in. They received a Welcome Handbook which was hand delivered to their home by Lisa.

Action Item: Spring Newsletter topics: Proxy Votes, Road Service Improvements will be done during May, Entryway Improvements are planned for the Beautification Plan some weekend in June: re-staining Grand View Park sign, small river rock outlines, mulching, greenery enhancements.

Reminder to spray for Noxious Weeds. Welcome Block for new Neighbors will also be included in the newsletter

TREASURER'S REPORT:

Balance in the Account today: \$52, 302.79

Liability Insurance: Raising Line item from \$2199 to \$2211

Snow Plowing: We are raising the snow-plowing budget to \$3200 (to allow for special plows or some clean up of large piles, driveway berms etc. – generally the widening of the roadways when needed). The extra will allow the Board discretion when a specific plow issue needs to be addressed.

Website: We are Ok with the existing budget

Road Grading: Bob's Blade Service We are raising the line item amount from \$3000 to \$3200

Trash Dumpster: Line Item will go from \$3600 to \$3700 per year

General Expense: Line will go from \$800 to \$300 and will break out the Annual Meeting Cost

Annual Meeting Budget: \$550

Entry Way Improvements: \$1000

Contingent Expenses: \$1000

We would like to keep the annual dues at \$200 per year.

GRANDVIEW PARK HOA

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**PROPOSED BUDGET
6/1/17 TO 5/31/18**

EXPENSE

Annual Website Fee	200.00
Liability Insurance	2211.00
Snow Plowing	3200.00 (extra services)
Road Maintenance	3200.00
Trash Pickup	3700.00
General Expense	300.00
Daven Haven	550.00
Bookkeeping & Reconciliation	200.00
Entryway improvements	1000.00
Contingencies	1000.00
Any unpaid bills	
TOTAL EXPENSE	\$15,561 + add in any unpaid

INCOME

Annual HOA dues @ \$200 per lot (56 lots)	11,200.00
Interest	10.00
TOTAL INCOME	11,210.00

Withdrawal from savings 6000.00 (from reserves)

UNSPENT FUNDS -0-

ANTICIPATED CASH BALANCE 5/31/18 51,979.00

Cash On Hand	30,430.00
Less Reserves	-21,549.05
Withdrawal from savings	-6000.00

Actual Cash Available 24,429.95

PROJECT PRESENTATION BY CHRIS AND AMY SMITH: (Owners Lot 49 and 50)

The Smith's now own **Vacant Lot 49** adjacent to their home on Lot 50 (which is formerly Terry and Linda Smith's home.) They purchased this lot from Missi Callahan. The Smiths are at the meeting to share their plans for Lot 49 with the Board. Chris mentioned that they did go to the county and their lot line combination is in progress with the County and should be approved this coming Wednesday.

The Smith's would like to build a garage attached to their existing home to store their toys, ATVs, boats etc. They have a Construction Manager/General contractor, Peggy Lenahan of Canyon Construction. The new garage will have the same architectural language as the existing home in scale and materials. According to Chris, the footprint of the new garage should be approximately 1200 SF. There will be no loft and the new structure will be attached to the old structure. The existing garage door will be sided and match the

new garage door. The new garage door will be 18'-0 wide and 10'-0 H. The BOD discussed with them that the built footprint including decks on any lot should not be more than 20%. We also discussed that the heavy equipment should not be on the road past October 15th and they were agreeable, hoping to be complete by that date.

ARCHITECTURAL CONTROL COMMITTEE: (Chairman: Ralph Hayes)

McMurdo: project is complete and their deposit has now been returned per Christine and Ralph.

Litke/Cross: Deposit was made in June 27 2016 and they are planning to be completed right around that time.

Carande: Starting on a small Roofline Overhang project to extend the Roof over the deck. Richard and Kathe had an improvement location certificate and found that the deck is in the front setback. The front of the deck is 27'-5" from the front. The standard front setback requirement is 30'-0 feet. Richard and Kathe submitted to the County for a variance and will get a decision to approve the variance on May 18, 2017. At that time, they will submit their plans to the architectural control committee.

BOARD DEVELOPMENT:

The current BOD would like to suggest that the Board start looking at a slate of officers similar to the current lineup: Terry Sullivan, President, Richard, VP and Website, Lisa Secretary and Treasurer could be transitioned to potentially include Megan Lokteff who said she would like to be involved. Megan is a full time resident and is a good "eyes and ears" in the community.

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. There are about 8 or 9 full time residents and about 14 second homeowners.

Meeting Adjourned at 8:35PM