

## **GRANDVIEW PARK BOARD OF DIRECTOR'S MEETING JULY 29, 2016**

**(RESIDENCE OF TERRY SULLIVAN)**

**PRESENT: TERRY SULLIVAN (PRESIDENT), RICHARD CARANDE (VICE PRESIDENT), CHRISTINE FIELDER (TREASURER), LISA SIMPSON (SECRETARY TAKING NOTES), RICHARD AND LORI CORL (MEMBERS).**

Terry Sullivan 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 posting to the website. We welcome Richard and Lori Corl at this meeting.

Meeting Opened: 9:10 am

President's report (Terry): Terry Summarized and reviewed the June 4, 2016 Annual membership meeting. Lisa will give Anthony and Heike Duddleson a new welcome book.

Board intends to meet at least 3 to 4 times per year. Christine suggested that HOA annual meeting be in cycle with our banking statements. Therefore we decided to explore having our annual meeting the second week of June rather than the first.

Dog leash law: We haven't had any comments. Website seems to be working great.

Newsletter: Thanks Richard for doing the seasonal newsletter. We left a newsletter on each person's door with the dumpster combo. Dumpster enclosure is complete but we have had a few comments on the lock being difficult to close and lock. Ralph is taking over the DRC.

Annual meeting minutes review: Not any significant action items in the meeting minutes except regarding Bob's Blade Service. All present seemed to enjoy the meeting and liked the format. Richard said that he might like different items on the breakfast buffet. Daven Haven was a good venue. We will investigate having a BBQ lunch afterward funded by the each member.

Covenant Violations:

Byron Miller: son had a utility trailer. Terry talked to son of Byron and got it moved.

Randy Carlson: Boat was parked in driveway for about 2 weeks. Terry talked to Randy. Boat was damaged on Deer Island. Terry said he could get it repaired.

Scott and Tonya Munn: Scott got his boat moved after a few extra days. They needed to get it moved due to logistics but they respected Terry's request and moved it.

No complaints about July 4<sup>th</sup> activities in the community.

Re-staining of Larry's House: There was an incorrect stain mix that first went on but they simply had an incorrect mix and corrected the issue with the paint company.

Road Servicing: Bob's Blade Service - the original intent was to have the road graded 3 times per year. Last year we spent \$1634 for road grading. This year we increased the budget to \$3000 for road maintenance.

Terry called Bob's Blade Service to come and survey the road conditions and see what we should do especially on Rocky Mtn Lane. Bob surveyed the roads and said we need about 4 loads of road base (fill) to get the ruts out. Cost for that would be about \$1,600. We discussed timing given the construction on Litke\_Cross Building Project on lots 51 and 52. Terry's suggestion that we go ahead and engage Bob to improve the road condition.

The board agreed unanimously to engage Bob's Blade Service to improve the road which is already approved in our annual budget.

The Directory: The directory on the website is blackened out with members that we do not have permission to list or have indicated that they do not want to be on the public listing of the directory. (Suggestion was made that we should remove the “blackened” out lines for aesthetic reasons; Richard will update the directory accordingly.)

Richard and Lisa will get information from Duddleson. Lisa will get information from Todd Litke and we will list Pete Cross as well while he is building.

Missi Callahan is the new owner of the lot 49 next to Ralph and Marianne. They will be starting their architecture and engineering process shortly.

The password for accessing the webpage on our site containing the directory: 2016

Treasurer's Report:

Balance in account \$52,021.00

Written checks for road grading, catering for meeting, trash and miscellaneous small deposits and reimbursements. Construction deposit for Todd Litke Construction was deposited before work began.

Invoicing for Annual Dues: Invoices should be sent out this week (first week of August). Payments are due September 1, 2016. There will be a 30 day grace period this year to collect dues. This is our new annual cycle which will occur every year.

CCIA: Preparation of the adjusted Bylaws and Regulations to comply with the Community Homeowner's regulations

Suggestion 1: Collection Policy - Page 11 #2, Noting that the percentage charge is 18% per annum. Typo in original policy text referring to “one percent” per month has been corrected to “one-and-a-half percent.”

Suggestion 2: Notice of Hearing and Enforcement - fines levied for the violation of documents - Page 16 Member suggested the fines of \$50, as listed in the current CCIA, is not enough to deter boats being stored in the driveway.

Upon referring to our Covenants, we find however that the violation fee schedule is already specified as follows: First Violation: \$50, Second: \$100, and Third: \$500. We will comply with our Covenants and update the CCIA documents to reflect these amounts.

The board believes the following is our current Standard of Practice which complies with our Covenants: Verbal notice, written notice and then the 50/100/500 fining procedures.

Architectural Control:

McMurdo is progressing. They have their foundation in and hope to be completed sometime in the fall.

Litke/ Cross (Contractor): The Litke team has drilled their well and it came in with very low flow, 1/4 gallon per minute at 1350 feet. They will be putting storage tanks in to provide the needed water resources.

Missi Callahan: A question regarding easements in our roadways for emergency vehicles has been raised. Roadways, Cul-de-Sacs and easements must remain open for emergency vehicles. Research into exactly what easements are documented for GVP will be conducted.

Notice Weed Issue: Noxious Oxi Daisies are getting to be an issue. Please spray your thistle and daisies. Ralph has the community sprayer available. You can pick up the sprayer from Ralph and fill it (for free) with a special herbicide designed for our specific noxious weeds and climate from Community Environmental located at 467 Topaz in Granby on Friday mornings.

Richard will send a notice out from the website after this meeting that will address: invoicing coming, spray your noxious weeds, and after-action road grading.

Lot 20: Discussion ensued regarding the opportunity to create a pathway to the open space through the cul-de-sac area where Lots 19, 20 and 21 are located. Up for discussion and creative solutions and ideas. Nothing is decided.

Adjourned: at 10:30.