

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

(RESIDENCE OF TERRY SULLIVAN) PRESENT: TERRY SULLIVAN (PRESIDENT), MAEGAN LOFTEFF (TREASURER), LISA SIMPSON (SECRETARY TAKING NOTES), RALPH HAYES, ARCHITECTURAL CONTROL COMMITTEE, LYNN MALISANI (LOT 46) AND BRENT, ANTHONY DUDDLESON (LOT 16), MITCH AND ASHLEE GREENE (NEW OWNERS LOTS 35 AND 47).

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. WE ARE SUPER EXCITED TO HAVE THREE GUESTS AT THE BOD MEETING!

MEETING OPENED: 7:10 PM AT TERRY SULLIVAN'S HOUSE

PRESIDENT'S REPORT (TERRY SULLIVAN):

Terry Sullivan summarized and reviewed the June 10, 2017 meeting minutes which are always posted on our website www.gvp-hoa.com under *Meetings >> BOD Meetings*. We would like to develop the Board with new members who would like to fill Board seats in the coming years. We generally meet 4 times per year in October (Winter Prep), April (Annual Meeting Planning), Annual Meeting around mid June, July or August to attend to any Action Items from the Annual Meeting.

Terry is paying a visit to all the new owners personally as they move in since the faces of Grandview Park are changing these days! Thompsons/Perko's home sold on October 10, 2017 to Trish McCully (new full time resident). Terry will bring welcome books to each new owner as they close and get settled in. Bulpitt's will be closing but is still pending as of today. Reinke's new owners are at the meeting (Mitch, Margaret and Ashley). Ethan and Kelly Wiechert moved into Scott and Tonya's former house. Aaron and Jessica Blair moved into Randy Carlson's former house.

Entry way Improvements were in the annual meeting minutes and we are going to talk about how to make that happen this next year.

Elections were held at the annual meeting: new board was approved.

Motion: Maegan moves to approve Dirt Works 17/18 Snow removal Contract with the addition of the service of removing driveway berms. Lisa Seconded the motion

Motion is Approved unanimously

Approval of new Contract with Dirt Works – Keith Everhart. The only change to the Contract this year is when there is an excess of 7" of snow, the HOA has asked Keith to remove the berm in front of the driveways... first for the full-time people in the community. Then, he will remove the berms for the second homeowners. Price \$250 per community roads/berms. We paid Keith a total of about \$2,400 last year in 2017/2017 winter season. \$300 per plow for larger snowfalls. November 1, 2017 start date.

Quilt Trail: The Board has agreed unanimously to allow Marianne "quiltress" to install a display of a quilt pattern on the side of the dumpster. This is part of a national quilt trail program.

Directory Updates: Richard Carande (by Terry Sullivan)

Please add Brent Olsen under Lyn Malisani's Line on the directory : brent.olsen@gmail.com

Richard Carande is our webmaster and the developer of the quarterly newsletter. Terry reviewed the draft copy of the Fall Newsletter with the group. One topic of interest is the holiday party. Terry and Lori Sullivan offered to host the party December 30, 2017 from 5:00 to 7:00 and suggested that we move to another volunteer home for the desert course. Please contact Terry if you would like to be the destination which sponsors the desert course. To be confirmed....

THE PASSWORD TO GET INTO THE DIRECTORY ON THE WEBSITE IS: 2016 (THE SAME PASSCODE AS THE DUMPSTER)

TREASURER'S REPORT:

Dues: We do have some unpaid dues however, some of that is a function of having new owners or having incorrect contact information for particular owners. If you have moved, changed your email address, please email Richard Carande or any board member with your new contact information.

Board Goal: Collect all dues by November 14, 2017 and beyond that we will start assessing late fees.

Important: Please read this: Mail Box and mailing address clarification

Mail should always be sent to the Grand View Park: 237 Trail Ridge Drive, Grand Lake, CO 80447 (Terry's Sullivan's Address). Send all mail to this address and Address is to Grand View Park HOA and DO NOT WRITE PO BOX ON THE ADDRESS LINE.

Balance in the Account today: \$61,923.08

Road Grading: Anthony Duddleson _Dust Control on the roads. Anthony researched some products. Enviro Tech is a product for environmentally sensitive areas.

Action Item: Terry will follow up with Keith Everhart and Bob's blade service to see if he can put a product down to control the dust on the road. Maegan will follow up with the County Manager to see what they use.

Trash Dumpster: The dumpster has been fuller than usual. This may be due to the large number of move-ins and move-outs recently. We will monitor this situation if it is overflowing every time. Please do not put small appliances in the dumpster. We get charged extra for that.

Accounting books:

Maegan is going to contact an outside accountant/bookkeeper to do the review on our books. Possibly, Julie Gorman or another Granby bookkeeper who does this sort of work. We

Architectural Review: Ralph Hayes

Litke: Todd is planning to complete the landscaping by planting his required trees maybe this weekend if the weather holds.

Smith Garage Addition: did change the plans a bit with the overhead connection piece from garage to house. Board suggests that Smith's try to spread some seed before first frost.

Mitch Greene: had some urgency on the house that he purchased and needed to fix the deck so he contacted Terry and Ralph. They worked it out without an official permit due to the urgency and ensuing weather.

Carande: talked with Richard's contractor, Steve Spencer. He checked in and needed a little extension on working on Carande's driveway culvert.

Charles and Christine Fielder: Deck extension on his rear deck is requested. Steve Spencer may do the work but they have no dates as yet. The Board is not going to ask Charles for a \$2000 deposit because he will not be using the road to connect to utilities in the road or using heavy equipment over the common road ways.

Thistle and Oxide Daisy need to be sprayed. We are seeing a spread of these noxious weeds on vacant lots that are not being sprayed. We are talking about finding a common Contractor that would come and spray once a year and maybe vacant land owners could hire this common Contractor to spray their vacant land if they cannot do it each year.

Slash Pile: no burning of the slash pile until the Spring but we will contact the forester to take down two dead trees near the slash pile.

We will be putting a no access sign up to try to avoid some of the lookey-loos who seem to be driving around the community.

New Business:

Greene: may put a new deck on and stairs but maybe be next summer

Malisani: (Brent and Lyn) are considering an addition on their house

We talked about the solar lights at the entry. Brent said he had worked on the entry light. We did end up paying for the repair when this Board changed over several years ago.

Storing Boat in the Driveway: Lyn brought up the covenant which precludes leaving a boat in the driveway during the summer. She said that she leaves boat in the driveway in Fort Collins and it is not a problem. Terry proceeded to explain since he is the enforcer of

snowmobiles, boats, etc. We have had major confrontations about that and he tried to explain to Lyn that the covenants had a valid purpose.

The Board asks everyone to reconsider leaving bright lights on at night. It would be nice to turn them off or use smaller wattage bulbs in their exterior lightbulbs so that neighbors can enjoy stargazing.

Meeting Adjourned: 8:45 PM