

Grandview Park HOA, BOD Meeting October 22, 2016

GRAND VIEW PARK BOARD OF DIRECTOR'S MEETING , 2016 (AT THE RESIDENCE OF TERRY SULLIVAN) PRESENT: TERRY SULLIVAN (PRESIDENT), RICHARD CARANDE (VICE PRESIDENT), CHRISTINE FIELDER (TREASURER), LISA SIMPSON (SECRETARY TAKING NOTES), AND RALPH HAYES (DRC)

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 ON THE WEBSITE.

MEETING OPENED: 9:09 AM

REVIEW OF MINUTES FROM BOARD OF DIRECTOR'S MEETING ON JULY 29, 2016

Date on the Minutes on the last BOD Meeting Minutes was corrected to July 30, 2019. We discussed the dumpster, CCIA, Covenant Violations, changed the fine levels on violations, Noxious Weeds. Christine made a motion to approve the minutes, Richard seconded. Minutes are approved.

PRESIDENT'S REPORT (TERRY SULLIVAN):

Road Report: Board reported to the community last meeting that it would hire Bob's Blade Service to improve the road conditions. Bob brought in some road base material, filled -ruts and definitely improved on the road surface quality. Spent about \$1600 of the \$3000 budget that BOD approved last meeting

COVENANT VIOLATIONS: WE DID NOT HAVE ANY VIOLATIONS TO DISCUSS. THE BOARD IS APPRECIATIVE OF EVERYONE FOR ADHERING TO THE COVENANTS, COMPLYING WITH THE RULES AND REGS. KEEP UP THE GOOD WORK!

MISSI CALLAHAN, LOT 49 UPDATES:

Questions had been raised since Missi Callahan purchased lot 49 as to where the corner stakes are located and how the driveway access is to be used. Terry Sullivan went to the county and retrieved a recorded GVP plat which does not show an easement in the cul-de-sac of Rocky Mountain Lane. Ralph and Terry called the Grand Lake Fire Chief to ask if he could come by and discuss fire department needs in the cul-de-sac during an emergency. On Friday, September, 30, 2016, the fire chief from Grand Lake came to visit the site to evaluate the cul-de-sac area to see if the "unofficial turn-around" for the fire trucks would suffice in an emergency. The Fire Chief said this is not an official easement for a fire truck turn around and said even if he asked for it, the county probably would not give him an official easement. The Fire Chief confirmed that he can turn a truck around in the Rocky Mountain Lane cul-de-sac without issue as it stands.

SNOWPLOWING CONTRACT FOR 2016-17 WINTER SEASON:

The Board moved that Terry Sullivan be allowed to sign the snowplowing contract with Dirt Works in the amount of \$200 per plow for 4 to 11 inches, \$275 per plow for 12 to 17 inches and \$350 per plow for 18 to 24 inches. This contract is unchanged from the prior year's. **If any homeowner wishes to contract with Keith for their driveways, please call 970-531-0716.**

“NO OUTLET” SIGN:

The board had a request from a resident if we could investigate having a no outlet sign at the entrance to deter passers by looking for a through street from entering the community. Terry will contact the Road and Bridge foreman to see what are the road regulations regarding signage and will follow up.

THE DIRECTORY AND VICE PRESIDENT’S REPORT: RICHARD CARANDE

Richard mentioned that he does not have contact information for Anthony and Heike Duddleson or for Larry who purchased Freiboth’s former home. Terry Sullivan is going to visit both and give them a welcome book and get their updated contact information. The directory will be updated appropriately at that point.

Fall Newsletter: Richard is putting together the fall newsletter. Topics will include: road maintenance, community projects, get ready for fall activities, please no burning during this dry and windy weather, no parking on the road which might inhibit snowplowing. Terry and Richard will put some creative thoughts together for the newsletter. If anyone has ideas, please feel free to email Terry or Richard.

THE PASSWORD TO GET INTO THE DIRECTORY ON THE WEBSITE IS: 2016

TREASURER’S REPORT: CHRISTINE FIELDER

BALANCE IN ACCOUNT \$59,986.12

Christine reviewed outstanding dues. Christine and Lisa discussed that we had some question on dues for the Townsend Lot 20 sale, but this was resolved and the Lot 20 dues are paid in full by the title company when the Townsend Lot 20 closed October 21, 2016.

Lot 29 and Lot 13 are the only outstanding dues at this time but Christine knows how to collect the last two outstanding dues.

Christine paid Trash: Normal Payment is \$295.17 Typical / One bill was more as we switched out dumpsters. We typically have 2 pick ups per week which are on Mondays and Fridays.

Christine Paid Bob Mulder for Road Grading: \$1423.85

Christine paid for the Periodic Report with the State of Colorado.

Gorman, accountant, offered to do another review of our books. We continue to have the discussion as to whether the HOA should file taxes. Julie had suggested that we start filing. Terry Sullivan wrote Christine Fielder a check for \$62.95 to cover e-filing costs which Christine had personally paid for.

A reimbursement check to Richard Carande (\$96) has been provided to cover expenses associated with the website (Squarespace site renewal for 12-months).

SECRETARY’S REPORT: LISA SIMPSON UPDATE AROUND TOWN

Lisa described the Grand Lake Master Plan that will be on the November Ballot in Grand Lake. This plan proposes to improve the Main Street from Highway 34 through the historic downtown area. Funds for the improvements will be provided by an increase in Town sales tax. To view the Renderings and Conceptual Plans, please click on the link below:

http://siterepository.s3.amazonaws.com/108/grand_avenue_streetscape_master_plan.pdf

Also, a new Carwash is open in town and ready for business. Please support the local couple who purchased it.

ARCHITECTURAL CONTROL:

McMurdo: Lot 40 and 41: progressing nicely / road is being taken care, they are at the drywall stage and should be completed by the end of the year. Ralph will check the work and site condition once the contractor is completed and christine will write a check back to the mcmurdos to return their deposit as required.

Litke/ Cross (Contractor): at the heating stage and dried in. They did a nice job with the ditches and there is no damage to the road. ralph will double check if the ditch is open for winter run-off

Next Board of Director's Meeting will be held after January 15, 2016.

Holiday Walk Around: Should we do multiple homes, one home, commercial venture? General feeling of the Board was not to pay for a venue outside the community. A few folks do like the walk-around. The Board brainstormed different ideas: horse drawn carriage, community bonfire, maybe an outdoor activity associated with a Hosting Family. Should we send out a survey and see what the membership would like. Terry will talk to some vendors and families in the community about their thoughts.

Friday, December 30th is the working tentative data.

ADJOURNED: AT 10:32.