

Correction:

October 24, 2015

Grand View Park Board of Directors Meeting: ~~October 23, 2105~~

Call to order at 9:10 am

Members Present: Terry Sullivan (President), Louise Steneck, (Treasurer), Lisa Simpson, Christine Fielder (Member), Richard Carande (Vice President) –present and conferenced in by phone

Louise will be resigning her position of Treasurer effective after the current board meeting. Louise will be submitting a letter of resignation as to such effective October 24, 2015. Louise will be leaving for Florida in the next few weeks and her home in GVP is currently for sale.

Terry makes the motion to appoint a new Treasurer, Christine Fielder.

Richard seconded the motion

All in Favor: Yah No oppositions

Reviewing the minutes of the June 20, 2015 Board Meeting: Board Minutes 06/20 were previously approved through email.

Mail: official address is 237 Trail Ridge Drive (Terry Sullivan) Box 3. Louise has the key. The box is officially the GVP Mail box. Christine Fielder will check the box once per week and be the keeper of the key. Dues will be sent to this mail box.

Vice President's Report /Website Report: Richard Carande

Richard said the website is paid through December of this calendar year 2015. The cost is \$58 per month. Almost no usage of the website currently. Two requests were made for login information from Rita Snock and Mariane Bulpitt. Rita should be all connected and able to see all communications from the board. Yapstone is a company that allows payment of dues through credit card. The board does not feel this is a useful tool for this website and thus, would like to cancel this unnecessary service. The announcement for the Board Meeting was sent out two weeks prior to the meeting on or about October 12, 2015 in the form of an email blast to all the members inviting them to attend.

Following this meeting, Richard will send out an e-blast to all the membership of these minutes of this 10/23/15 BOD meeting with a link to the actual minutes for ease of access to information. The entire board is committed to always improving communication.

Since we are in the beta testing/ concept stage for the new website and not ready for public viewing, it is password protected until the new website is ready for viewing.

Terry mentioned that we should just keep three years (2013, 2014 and 2015) minutes, financials and miscellaneous docs since that is what is required by law. Richard will make that so.

New website fees are quite a bit cheaper (\$8.00 per month) if you pay one year in advance. We are paid through September of 2016. We received two weeks free for about 6 weeks while Richard was working on the site. Squarespace is the web server. Mailchimp is a company whose purpose is to provide mail service. We are using the first level of service to mail out the notices and communications.

Personal information Protection: Richard suggests that the pull downs at the top of the home page could be password protected. Terry suggests that at least the minutes should be transparent and not password protected. Louise, Christine and Lisa agree that since the meetings are open we really should keep transparency. However, if members provide personal information at the membership or board meeting, this information will not be included in the public information. GVP Directory could be a separate pull down on the website that is password protected.

From hence forward, at the beginning of each membership meeting we will announce publicly that these minutes will be posted publicly without any password protection to give notice that comments will be 100% transparent and public.

Richard is going to look into the best way to populate the mail list to make sure that everyone is on the list and receives all the notifications. We will put a permission line on the annual dues mailing so that each person can give the HOA permission to post their info on GVP website. We need 100% involvement.

Treasurer's Report: Louise Steneck

Louise signed the snow removal contract with Keith Everhart, Dirtworks. To be clear, individual driveways not included in the snow plowing contract.

At the annual meeting, it was brought up have a CPA look at the accounting. Estimates for the service ranged from \$2000 to \$200. We ended up going with Julie Gorman who lives in the Shores down by the canal. Julie did a compilation report. It is not a review or an audit. Medium standards are required for a review and higher standards are required for an audit. Julie looked at this year and last year. She had the computer, invoices and all paperwork that Louise had in her possession.

There was nothing major that brought up any red flags. What our financial statements report is actually what we have in the bank. All expenses and payments were tracked and were found to be legitimate.

The only line items that need to be adjusted were the reserve accounts. She suggested that the reserve monies should be separated into a separate account since they are designated for a separate service.

The computer purchased from Holly Wood. The computer should be treated as a fixed asset and should be appreciated. When you file taxes, you can designate a laptop as an expense.

Julie asked why the HOA dues were \$1700 less and Louise noted that we assessed less that year.

Julie noted that a Carbonite Service and Norton Anti-Virus purchased when Rita was Treasurer. Carbonite is a back up service which continually backs up information from the GVP laptop.

Julie also questioned if GVP owns the roads and open space. She suggested capitalizing the land and roads. Board thinks this might not have any value to the HOA and unnecessarily complicates

The major issue that the CPA brought up was tax returns. No tax returns have been filed since 1998 or 1999. We do have a tax id number but questions if we even have a valid federal or state return.

HOA are required to file a tax return form called 1120 H. You report all of your income and expenses. Then you deduct all of your income that came from dues and all of the expenses that went to HOA expenses. Each year we would be reporting \$3 to \$5 of income. If you have less than \$100 of income, then you do not have to pay any taxes. For 17 or 18 years, we have no reportable income. Julie suggests that we call the IRS and see how to proceed, how many years to provide and then hire Julie to complete whatever is required to bring the HOA into compliance.

Julie charges \$30 per hour and she is quick. She only charged GVP \$240.00 for the entire compilation which uncovered this discrepancy.

The board authorizes up to \$250.00 to Julie Gorman, CPA to pursue whatever measures to file state and federal returns. Julie will also check if our federal ID is still valid and to make sure we receive a state ID. A power of attorney to Julie is authorized for the purpose of bring our tax status and filings into compliance.

Note that in January of 2016, we will simply bill for half of the dues since 2016 will be our transitional year for billing. Our new billing Cycle in 2016 will from July 2016 to July 2017.

Legal Updates and Compliance: Jeff Heron, Attorney

The board has reviewed the legal suggestions that Jeff Herron has given to GVP last year. The attorney has detailed out the policies which are supposedly are required by law to have in our covenants and bylaws. It is our understanding that the previous board had gone through the policies and decided which ones to present to the membership for approval at the last membership meeting. The public presentation did not happen due to the resignation of the board during the annual meeting.

Lisa and Louise showed the rest of the board a small binder from Marianne Hayes and Sue Myers that we received in 2006 which has a cover letter, bylaws, covenants, state regulation compliance and GVP directory, map. This binder should be updated and given to our new

members such as Ryan and Megan Lokteff. Lisa will make about (5) copies of the updated binders and have them on hand for new buyers as their welcome package.

Next Steps for Jeff Herron recommendations:

1. Use the June annual membership meeting, to present the updated policies which are required to be incorporated as our policies. The board could adopt the policies today but want the entire membership to fully be aware of the regulations before they policies are legally adopted.
2. Board suggests that the policies be scanned into our website, presented by email link and in written form so that the membership may view the policies. We will give the membership from January 2016 to the June Annual membership meeting to review the recommended policies which are state mandated. The membership will vote and adopt the board recommendation to adopt the policies effective at the June annual membership meeting.

Secretary Report:

Two new building projects are in the hopper.

1. Todd Litke and Pete Cross (builder) are working on building a spec home on Lots 51 and Lots 52. Terry and Lisa have provided the builder's checklist, the note that the well needs to be drilled before building.
2. The McMurdos who live on Lot 40 have applied to combine their lot with the adjacent lot 41. This process was done through the County Planning department. The McMurdos are building a new addition to the north side of the home which will reside completely on their current Lot 40.
They are simply using the combination of lots to meet the setback requirement for the built structure. Essentially, Lot 41 will now essentially stay open vacant land.

Covenant Infractions and dealing with the violations:

Violation: Joel Reinke, Todd Haucke, Joel Dekanich Tood and Joel were contacted verbal by Terry and then written violation followed. The owners refused to pay the violation letters. Terry discussed with Joel and Todd the constant visitors. However, Terry's understanding is the visitors are numerous simply because there are three owners and three owner's friends coming through. The unattended fire was also discussed and Joel said there are written instructions in the house about these things. First Violation Fine: \$200. Action to pay by August 31, 2015. They refused to pay.

Violation: Lynn Malisan's boat. Fines assessed. Terry talked with Lynn after the second violation letter and she said she would not pay it and would like to change the covenants.

First Violation: \$50.00

Byron Miller Dump Truck issue. Verbal Discussion with Miller's sons and workers to removed the dump truck and trailers that come and go.

Dog Issue: Terry talked to Scott and Tonya Munn about their dog Echo running around and nipping at the heels of pedestrian's walking with dogs. Tonya had her dog trainer work with Echo and is making strides to help the interaction of the dog with kids and people walking the loop.

Entryway Face Lift: Terry Sullivan has been investigating different options for upgrading the entryway. Due to setback requirements, the sign cannot be moved however, the board discussed making some improvements with Neils Lunceford or Grand County Landscaping. Louise made a good point that some of the existing trees are blocking the view corridor. Board would like a better line of site.

Marianne suggested a lamp post at the entryway which might require hard wiring.

The entryway sign did receive new batteries from Scott at Grand Lake Electric. GLE was paid in full for back invoices that were due to him.

Andy Perko Memorial plaque is recognized by the board and is a wonderful tribute to our neighbor that passed last year. See the plaque on the common area bench in the open space.

Christmas Gathering: the walk around v. the two house. If no one objects, the Christmas gathering will be at Terry Sullivan's home. The gathering will be potluck, entrees and desserts all at one home. Again, we will select a date between Christmas and New Year's.

Trash Dumpster and Slash Burn:

Ralph suggested that we hire someone from town to do the slash burn for \$250.00. Terry makes a motion to authorize Ralph to hire a slash burning contractor for an amount up to \$250.00

Ralph Mr Dumpster has suggested that we enclosed the dumpster area thus, allowing a lighter top on the dumpster. Board authorizes up to \$250.00 for dumpster enclosing project by a licensed contractor to be determined.

Louise suggested that the membership address the increase in Purple Thistle this next year. We need to cut off the top and spray the plants. The plants should be put in the dumpster and not in the slash pile.

Next year we should budget for painting the road signs.

Open Space: volunteer pines in their infancy should be thinned

Lisa suggested that we should all think about Townsend's Lot 20 as a potential project for the HOA as an access point for the GVP open space.

Next meeting could be February to talk about Dues Collection, Budget and Site and Date for the annual membership meeting. Board is considering a change of venue for the annual membership meeting.

Christine Fielder is now officially the treasurer. Board authorizes signature card change to Christine Fielder. Christine and Louise will be meeting to transition the books and change over the checking account.

Adjourned meeting at 11:20. Richard Carande, VP, hung up phone conference call at this time.