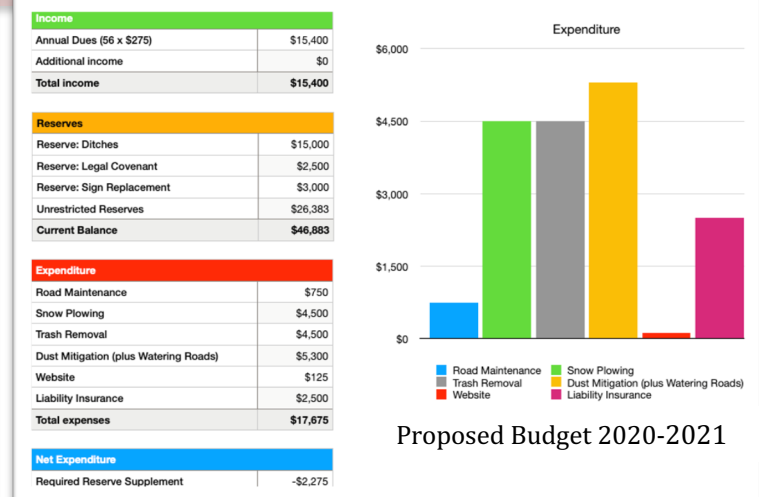
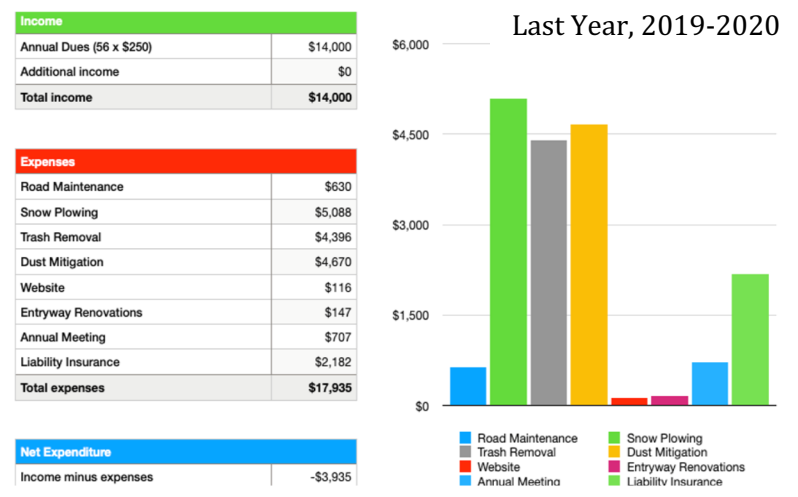


THE Grandview Park Spring Newsletter

May 2020

June 6, 2020 Annual HOA Meeting

On May 12, 2020, the Board of Directors of the Grandview Park Home-Owner's Association noted in an email to the HOA members that due to the current COVID-19 pandemic situation and the ban on meetings of groups of 10 or larger, we could not hold our traditional annual HOA meeting. This meeting is typically held on the first or second Saturday in June at the Daven-Haven Lodge in Grand Lake, and was scheduled this year for June 6, 2020. Due to these unprecedented circumstances, the Board suggested that this Spring's Newsletter would contain all of the important HOA information and serve as a replacement for that meeting for the year 2020-2021. Having heard no concerns expressed about this unusual but necessary process, the Board of Directors is set to meet at Terry Sullivan's home on June 6, 2020 to approve the budget for the coming year as described herein.



2019-2020: Our budget for the past year is shown above. 100% of the annual dues were collected from HOA members. Snow plowing was the largest expenses this past year at slightly over \$5,000. This is a little higher than a typical year due to the amount of snow received. Another large expense (at \$4,670) was the application of a dust mitigation product; this year for the first time it was applied over the entire extent of community roads. We have received positive feedback about this and plan to use this service & product again in the coming year.

2020-2021: Our proposed budget for the coming year should not be surprising. The largest expense in the budget this year is the dust mitigation application. The total budget at \$17,675, is slightly less than last year's expenses, since we are expecting a smaller snow plow expense. In summary the Board is proposing and seeking your support in:

- 1) Application of the Dust Mitigation Program for \$5,300
- 2) Approval of the 2020-21 Budget Proposal as shown above
- 3) Use of \$2,275 from our reserves to supplement the 2020-2021 budget (similar to last year)
- 4) Increasing the HOA dues from \$250 to \$275 per year
- 5) The election of Andrew Williams, 191 Trail Ridge Drive as Vice President replacing Richard Carande who is unfortunately leaving the community

ELECTION OF NEW OFFICERS
 The Board of Directors suggests the following slate of Officers for the 2020-2021 Board of Directors for the Grandview Park HOA:

- President: Mr. Terry Sullivan
- Vice President: Mr. Andrew Williams
- Secretary: Mr. Anthony Duddleson
- Treasurer: Mr. Jules Zane

RECENT AND UPCOMING NEIGHBORHOOD TRANSACTIONS

- David Finn, Satellite Beach, Florida: new owner of Lot 29
- Kenneth Christine III, new owner of Lots 51 and 52
- Agnieszka Harbach, new owner of Lot 45
- Richard and Kathe Carande, home for sale, Lot 22
- Ralph and Marianne Hays, home for sale, Lot 48

If there is no major opposition, the dust mitigation application will be scheduled for the week of June 8, 2020. We have budgeted a slightly higher expense than last year for this.

As far as Reserves go, we are carrying a similar budget as previous years. Residents will notice that a recent storm has knocked down the Grandview Park welcome sign. The "Sign Replacement" reserves will be used to cover the expense of sign repair.

Parking Reminder: 72 Hours
 Section 3.10 of the GVP Covenants
 "...Parking of motor vehicles on common area in particular, on the road rights of way is prohibited. Owners' RVs or campers may be parked on private property for a maximum period of seventy-two (72) hours..."

The Board believes the proposed budget represents routine GVP HOA business decisions. If you would like to voice an opinion or any objection, please pass them on to Terry Sullivan at tangowhiskeysierra@gmail.com. These concerns will be discussed at the June 6th meeting of the Board.