

**Grandview HOA Meeting  
January 22, 2022**

Meeting was Called to Order 9:00 am by Doug Lindsay. Board members in attendance were Doug Lindsay, Robin Thorpe and Bob Crowley. Rod Smith had a last-minute business conflict and Kathy Ramlogan became ill.

**Welcome and Introductions**

Doug Lindsay welcomed all in attendance and thanked the Thorpes for the use of their garage for the meeting. Doug reviewed the makeup of the GVLHOA Board of Directors. It was agreed that we all want to live in this community and keep our standards up to a high level which protects our property values and quality of our subdivision.

**Board of Directors**

Doug Lindsay, President  
Robin Thorpe, Vice President  
Bob Crowley, Treasurer  
Kathy Ramlogan, Secretary  
Rod Smith, At-Large

**Committee Chairs:**

Landscaping Grounds: Gio Vescera & Jeff Pierce  
Gates and Walls: Chuck Thorpe, Doug Lindsay, and Tom Simon  
Website: Tom Simon

**Meeting Minutes**

The Meeting Minutes from the July 2021 meeting were not read but were reviewed by the Board of Directors and have been posted on the GVLHOA website. A Motion was made to approve the minutes from last minute. MOTION APPROVED.

**Financial Update by Bob Crowley**

The December 31, 2021, Income and Expense report was reviewed and discussed. Specific items of note:

- \* Annual dues income exceeded budget due to late fees being assessed.
- \* Miscellaneous income has been earned with estoppel fees, which were previously raised by the Board to \$150.
- \* The Landscaping expense was a major project for 2021 and should not reoccur for at least 10 years.
- \* The Water utility expense was significantly over budget due to the initial needs of the new landscaping.

\* Pressure washing of the neighborhood gutters, curbs, community sidewalks and exterior walls was an added expense of \$2,000.

\* We were able to transfer \$1,000 to the Gate and Road Fund in 2021. It is budgeted to add at least \$2,000 in 2022. The balance in this fund is now \$31,086.47. While our roads should be in good shape for many years, the anticipation is that new roads will cost in excess of \$100,000. The better we save now, the less any special assessment will be.

\* The 2022 Budget was included in the financial report, taking into account the plans to pressure wash the common areas once again and increased costs for insurance, water, etc. Note that plans are to pressure wash the common areas once again this year but the homeowners are responsible for their own sidewalks, driveways and gutters.

\* 69 of 77 lot owners have paid their 2022 HOA dues. Those not in compliance by January 31 will be assessed a penalty and late fees.

### **Web Hosting**

Tom Simon has updated the GVL website. Further development will be made and input from our members is most welcome. Many thanks were extended to Tom.

### **Owner Compliance**

Those properties not in compliance with the Declaration of Covenants, Restrictions, Limitations and Conditions are notified by mail of the violation and given typically 30 days to come into compliance. The Board will work with homeowners to bring their home into compliance. Only one property currently is not in compliance, having an unauthorized shed in the backyard and having ivy growing on the north wall. The property has sold and the home owner has agreed to come into compliance prior to closing. The wall is maintained by the HOA.

### **2022 Projects for Consideration**

It was stated that we did not anticipate any major projects for 2022 and there should be money transferred to the Gate/Road fund.

Mailboxes – The previous GVL Mail person let us know that the mailbox doors are worn and might need to be replaced soon. The new person didn't believe it was necessary at this time but will be in the future. It is not budgeted for 2022.

### **Open Discussion Items**

Gutters – Reminder to keep all yard clippings, tree waste, trash out of gutters. GVL is a private street. Any damage or sewer clogs will be an expense for the HOA to repair. All gutter water dumps into the pond and other items including yard waste will clog the system.

Oil on Roads – there are obvious signs of oil stains on the roads. This has been caused by a leaky car associated with a specific homeowner, who has been contacted. It is also caused by individuals dumping oil in their trash and having it leak from the trash collection truck. All oil

must be disposed of in a proper manner. We learned that Polk County has a method of dissipating oil that has seeped into the asphalt roads.

Homeowner Improvements: There was discussion about what items need to be approved by the GVLHOA Board prior to installation. All new structures must be submitted and approved. However, new roofs and exterior painting does not specifically need to come before the Board if it is consistent with existing homes and conforms to the Declaration of Covenants, Restrictions, Limitations and Conditions.

Motion to adjourn. MOTION APPROVED AT 10:00 AM