

**Grandview HOA Meeting
July 10, 2021**

Meeting was Called to Order 10:00 am by Bob Crowley

Meeting Minutes

Kathy Ramlogan read the minutes for the last HOA meeting. A Motion was made to accept minutes from last minute. MOTION ACCEPTED.

Danny Horvath, HOA President, has sold his home and thus resigned from the Board of Directors, leaving the position of HOA President vacant. Doug Lindsay volunteered to serve as President. A Motion was made for Doug Lindsay to serve as the President. Members present voted. MOTION APPROVED.

The At-Large Member position became vacant by Doug Lindsay becoming HOA President. The position was made available to members. Rod Smith volunteered, and a motion was made to accept Rod Smith as new At Large Member. Members present voted. MOTION APPROVED

Board of Directors (May 31, 2021)

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

Board of Directors (July 10, 2021)

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

Confirmation of Chairs:

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

Financial Update by Bob Crowley

The June 30, 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 should not reoccur for at least 10 years.

The Water utility expense will be over budget by approximately \$900 due to the initial needs of the new landscaping. It is expected to return to 2020 levels for the remainder of the year.

Landscaping plants and tree maintenance will be under budget as a result of the new landscaping.

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

There were also unanticipated attorney consulting fees due to a neighborhood conflict.

There were additional expenses incurred with the mailings of non-compliant and late dues notices.

It is anticipated that the HOA will be close to breakeven by the end of 2021 but there is a chance, depending on some variables, that there will be a slight deficit.

The 2020 Tax Returns were filed on time.

The Annual State Incorporation was filed (updated officers)

Web Hosting

There was discussion about the outdated GVL website. The GVL Webpage Hosting agreement was renewed. Tom Simon volunteered to update the GVL website and will work with the Board to get this done as soon as he can.

Owner Compliance

The process has changed on how bylaw and rule violations will be notified to the homeowner. Non-compliance issues will be mailed to homeowner with picture of correction or repairs that need to be made. The Board will work with homeowners to bring their home into compliance. Letters have been sent regarding Property Maintenance by owners (#11), Boats and Vehicles (#15) (including overnight street parking), and visible (#21) Garbage and Recycle from the street.

Discussion - Homeowners brought up that Declaration of Covenants, Restrictions, Limitations and Conditions are difficult to read. These were written by the developer that had multiple builders in the development. These documents also apply to the 6-7 vacant lots in the community which at some point will be built on. Also, it was suggested when sending out non-compliance letter to provide sample pictures of corrections if needed. Trash cans can be enclosed by fence or plants/hedge to hide from street view.

It was noted that most of the issues have been rectified by the homeowners. The Board will discuss a strategy to address repeat offenders.

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 GVL Mail person let us know that the doors are worn and might need to be replaced soon.

House numbers painted in gutter. The Board will investigate costs to have this completed in 2022.

Open Discussion Items

Speeding – handful of residents brought up speeding in the neighborhood. Please remember that our speed limit is 20 mph. Asked that everyone share the speed limit with Yard companies and delivery people.

Exit Sign - needing to be refreshed.

Repair - Confirmed that sidewalk exit gate has been repaired. There is a KEY lock on the sidewalk gate (right hand side of exit gate). If you need a key to this gate Tom Simon's has these.

Exit Gate Adjustment - Pressure sensor has been adjusted for bicycles to be able to exit out of gate on street.

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.

Moles– Tom Simon is looking for ways to get rid of them

House Numbers – make sure your house number is visible and easy to read

Welcome letter – it was suggested there be a welcome letter for new owners and maybe form a Welcoming committee.

Motion to adjourn. MOTION ACCEPTED AT 11:26 AM