

Grandview HOA Meeting
July 23, 2022

Meeting was Called to Order 9:05 am by Doug Lindsay. Board members in attendance were Doug Lindsay, Robin Thorpe, Bob Crowley, Kathy Ramlogan and Rod Smith.

Welcome and Introductions

Doug Lindsay welcomed all in attendance and thanked the Thorpes for the use of their back yard for the meeting. Board of Directors introduced themselves and positions to members.

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
Gates and Walls: Chuck Thorpe, Doug Lindsay, and Tom Simon
Website: Tom Simon

Meeting Minutes

The Meeting Minutes from the Jan 2022 meeting were not read line by line but a summary was provided (this can also be reviewed on the GVLHOA website). A Motion was made to approve the minutes from last minute. MOTION APPROVED.

Financial Update by Bob Crowley

Review on where we are on budget for year. We are in good shape. We did have some vendors raise rates, but very small amounts. Big thanks to everyone that sent their dues in a timely manner time this year! We only had a couple of past due accounts this year. All HOA Dues have been paid to date. If you did not get a copy of budget at meeting, please email us and one will be emailed to you.

* The Water is still high due to in planting in front, but we are not expecting to replace front landscaping for another 10 years. Plants look nice up there.

* We were able to transfer \$1,000 to the Gate and Road Fund in 2021, even after the considerable landscaping upgrades.

Open Committee position available

We are currently looking for someone to help Gio Vescera with the Landscaping Grounds Committee. This may require about 1 hour per month, if that. Sometimes our Lawn company needs to be called because an area didn't get mowed, broken sprinklers, or if a tree dies and we need estimates to replace. Please contact us at grandviewlandings@gmail.com

Web Hosting

Tom Simon has updated the GVL website. Please check out our website at www.grandviewlandings.com. Tom has done a wonderful job on the site! If there is anything else, you would like to see on the page please let us know.

Owner Compliance

We are all doing a great job in keeping our neighborhood looking great! Just a couple of reminders. No signs in yard. Trash cans are not to be visible from the street - please keep them in the garage or tucked behind a fence. No parking vehicles overnight on grass. Boats and travel trailers can be parked in driveway for no more than 7 days. After the 7th day, they need to be removed from the community. No utility trailers of any kind can be parked on the street or driveway overnight. Letters will go out to homeowners with lots back up to the GVL wall. There are some maintenance issues with tree branches hanging over wall and vines growing on wall. We have noticed some cracks in the wall and need to be able to get to make repairs and paint.

Open HOA items

You may have noticed the palm tree by the mailbox has died. Approval was given to remove, and stump grind the dead palm tree and replace with a tree matching tree the other side of the mailbox.

Mailboxes themselves do not need to be replaced per current mail carrier.

Open Discussion Items

Street Gutters – Reminder to keep all yard clippings, tree waste, trash out of street gutters. Any damage or sewer clogs will be an expense for the HOA to repair. All street gutters dump into the pond and other items including yard waste will clog the system. It was talked about how material that is collecting from the gutters behind the homes along the back or GVL. Sand, tree debris, grass clippings are building back up and retaining water behind the homes again. This will be an HOA expense to clean and fix the drainage problem again.

Welcome Letter – It was asked that we prepare a Welcome to Grandview Landings letter for new Homeowners. Sellers are not typically providing general information to new homeowners. Topics should include HOA contact information, Gate Code, how to get a key to side gate, gate remotes, if mailbox key was not provided by seller that they will need to contact the post office

and have the mailbox rekeyed, contacts for utilities. Now that we have the website updated, some of this information can be found there. We will work on adding more of this information on the FAQ tab as well.

Facebook Page- There is a Grandview Landings Facebook page. The Board will try to get admin information to be able to access the page to updated it. Shaleena Garland volunteered to updated and maintain page.

Gates- We are currently having an issue with the entrance gate staying open. A new part has been ordered to correct the problem. Gate codes numbers and directory were discussed. Members asked that the directory be cleaned up; there are a lot of previous homeowners listed that need to be removed. Members asked the Board to look into changing all gate codes for safety reasons, lack of complexity and duplication in gate codes. Members also asked if there was a log that records what codes are used and when they are used. The Board will look into this, and members agreed that sending out new gate codes in December with next years HOA dues would work. All old gate codes will be disabled January 1st, 2023. The Board will look into a new software program if it is needed to make all of these changes to meet current Members needs and concerns.

Motion to adjourn. MOTION APPROVED AT 10:17 AM