

Grandview Landings Homeowners Association  
Board of Directors & Homeowners Meeting  
January 20, 2024

The meeting was called to order at 9:04am by Doug Lindsay, Board members in attendance were Doug Lindsay, Robin Thorpe, Kathy Ramlogan and Bob Crowley.

**Welcome and Introductions**

Doug Lindsay welcomed all in attendance and thanked the Thorpe's for the use of their garage for the meeting.

**Board of Directors**

President – Doug Lindsay  
Vice President – Robin Thorpe  
Secretary - Kathy Ramlogan  
Treasurer - Bob Crowley  
At Large Member – Debbie Heim

**Committee Chairs:**

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

**Meeting Minutes**

The July 22, 2023 Meeting Minutes were not read line by line but a summary was provided (all Meeting Minutes are on GLVHOA website). A motion was made to approve the minutes from the last meeting. MOTION APPROVED.

The Meeting announcement was mailed to all homeowners within the dues renewal letters and posted at the mailbox on January 8th, 2024. The announcement was also posted on Facebook and Nextdoor on December 15<sup>th</sup>, 2023.

**2023 Financial Review and 2024 Budget** was presented by Bob Crowley. Copies of the report were distributed to all in attendance. (note: this report can be reviewed online. Please make a request ONLINE and a password will be sent to you). The report shows annual income and expenses from 2020 to 2023 for comparative purposes.

The GVLHOA 2023 Income was slightly more than budgeted as a result of dues late fees assessments, Estoppel fees, gate remotes, and gate key sales. The Board approved in April investing funds in a 12-month CD that has a return much greater than having the money in a saving account. The Association will earn \$1,500 for the 12-month period.

For 2023 expenses, there were a couple of line item expenses that were over the budgeted amounts including the replacement of broken front entrance lights, and general maintenance for HOA property. However, by year's end, \$5,000 was transferred from the checking account to the Gate and Road fund. It was noted that the cost of new roads in 7-15 years will be considerably more than the last paving project and we must continue to build up this fund.

Due to the ever-increasing overall expenses, the Board recommended raising the 2025 HOA Dues by \$50.00 per lot. MOTION APPROVED. HOA financial records are available for review to any homeowner. Please make an appointment with Bob Crowley.

As of this January 20 meeting, we have collected dues from 69 of the 77 property owners. A mailing will be sent to those who are late in payments with a \$25 additional administrative fee due to extra mailing costs and additional volunteer time.

### **Deed Restrictions and Violations**

Just a reminder that Boats, RVs, and Trailers cannot be parked in GVL for more than 7 consecutive days. No overnight parking on the street is permitted. No parking on grass or vacant lots; all vehicles must be parked on the driveway. Every time we send non-compliance letters, it is an expense to the HOA. Please be mindful (the Declaration of Covenants, Restrictions, Limitations, and Conditions can be found online). Speeding was also reported this past year. Please be mindful that we have many more kids who have moved into the neighborhood.

### **Open items for 2024**

The GVLHOA was notified by a homeowner about a storm drain issue around the retention pond. The ground is being washed away and there are holes around the storm drain at the corner of Viewpoint Landings Road by pond. The Board has made calls and is looking into getting this repaired. There was discussion on different ways to repair this problem. The Board is working on solutions after Members' discussion.

**Members open discussion**

Exit gate – there was discussion of making more changes to inform people going out that gates open into the community and not out. The exit Gate sign was replaced last year. We have added red and white reflectors to the gate after it was damaged. A suggestion would be to make sure you let visitors and vendors know about how the gate opens when exiting the community.

The center island plants - it was suggested that the annuals be changed out on a more regular basis, similar to Bloomfield. Also, plants have died on the island and we are not sure if it is due to water or the amount of sun exposure. The mulch also has not been refreshed in two years. Kathy Ramlogan volunteered to talk to the yard company for suggestions.

Motion to Adjourn. MOTION APPROVED AT 9:58 AM