

Grandview Landings
Board of Directors & Homeowners Meeting
January 18, 2025

The meeting was called to order at 9:09 am by Doug Lindsay, Board members in attendance were Doug Lindsay, Robin Thorpe, Bob Crowley, Kathy Ramlogan and Debbie Heim.

Welcome and Introductions

Doug Lindsay welcomed all in attendance and thanked the Thorpe's for the use of their backyard for the meeting. Notice of this meeting was included in the Annual Assessment letter on December 5th, 2024, emailed twice, posted on Facebook and posted at the mailbox.

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 (still looking for someone to assist)
Gates and Walls: Chuck Thorpe, Doug Lindsay and Tom Simon
Website: Tom Simon

Meeting Minutes

The Aug 10, 2024 Meeting Minutes were not read after it was confirmed that all members in attendance read the minutes online. All Meeting Minutes and HOA documents are on GLV HOA website. A motion was made to approve the minutes.
MOTION APPROVED.

Financial Review

Bob Crowley presented the 2024 Income and Expense Report.

The Gate and Road account is growing due to investment income and a \$5,000 addition from our checking account at the end of 2024. A few expense items were highlighted including the expense for power washing and painted our exterior walls.

Any time a homeowner would like to look at our financials, please make an appointment with Bob Crowley. He is more than happy to go over books. The budget can be reviewed on the GVL's website with a password, which can be requested on-site.

The 2025 dues increase to \$500.00 per lot was approved in 2024. We currently have 12 homeowners that have not sent dues in and 1 homeowner that is short \$50.00.

2025 Projects

Lifted sidewalks - we currently have 8 lifted sections of sidewalks in the neighborhood. Damage to sidewalks appears to be caused by tree roots. We are currently getting the estimates to repair or replace.

Mulch – replacement is needed in the common areas entrance, exit, mailbox, and island on Viewpoint Landings. Mulch is missing in some spots and needs to be refreshed. It was last done in 2021.

Holiday Décor- the reindeer and gate wreaths need to be replaced due to age and sun exposure.

Mailbox roof – the roof is approximately 20-22 years old and is showing its age and needs to be replaced.

Landscaping lights – We have been using extension cords to help light up the upper entrance planters. We have had numerous problems with the lights over the years. Maybe replacing them with LED lights would save on electrical costs.

Unfinished sidewalk – some homeowners have asked to have the sidewalk finished at the end of Hillside Landings Rd. We will get estimates and see if this is a 2025 project or 2026 project.

Landscaping and Tree Maintenance

Gio reminded us that high grass that borders the Farmers lot and ours still needs to be cut down.

Deed Restrictions and Violations

These are the following letters sent out in the past seven months:

Speeding/stop signs – Please come to a complete stop and stay within the speed limit

Overnight parking – no overnight parking on streets, please move all cars/vehicles into your driveways

Sign in yards – No signs of any kind shall be displayed to the public view on any lot per bylaws page 6.

Open Discussion Items from members at meeting:

Tom is working on reactivating the phone number posted on the gate to report gate issues. He also will investigate updating our programming gate software to an online platform so that updates can be done faster and from anywhere. He will also cross-train another homeowner so that we have a backup gates operator. A service call needs to be made as updates are not working unless breakers are turned on and off. We will also investigate a Gate maintenance contract to oil gates and reline them as needed to save wear and tear on gate motors. We will also check the gate batteries as we may have one not working.

Wall Maintenance - Letter to be sent out to all homeowners that homes border the wall on Gib Galloway, asking them to trim their tree branches hanging over the wall to help prevent mold from growing on the wall and sidewalks.

Branches on vacant lots – Please do not or allow your gardeners to place anything on vacant lots. These lots do not pay for trash pickup, so yard waste will not be picked up off the lot.

There was some discussion about homeowners with complaints about youngsters cutting across their properties. This is not really an HOA issue but the youngsters are aware of the sensitivity.

Adjournment:

Motion to Adjourn was made at 10:23 am. MOTION APPROVED