

MINUTES FOR GRANDVIEW ACRES CONDOMINIUM ASSOCIATION MEETING HELD

January 10th, 2023

1. ROLL CALL. Anne Oakes, Nanci Olsen, Dan Alfieri, Matt Reese, and Jim Dodge were in attendance with property manager Tori Bradshaw.

2. PROOF OF DUE NOTICE OF MEETING: Everyone was emailed by Tori about the meeting and texted by Anne.

3. BUSINESS: Meeting called to order at 5:33 PM by Anne Oakes.

Financials Approved 5/5

Minutes were approved by email. Approved 5/5

Making a community directory was decided against. Denied 5/5

The next board meeting will be Tuesday Feb 14, 2023. Approved 5/5

We looked at and agreed to follow a plan for roofing needs. Anne made a list showing when roofs were replaced in the past and will use that as a plan for moving forward.

We discussed money, future maintenance, and our community dynamics and voted to increase monthly HOA's dues to \$180 starting July 1, 2023. Approved 5/5

Matt will write a newsletter letting owners know about the dues increase so that owners may start preparing.

Landscaping

- Matt has a list of 3 broken sprinkler valves and will check one more time as weather permits for others.
- Asking for homeowners to submit plans for water-friendly landscaping around their units. We may offer gift cards as incentives.
- Tori suggested adding pickleball courts. We would need to address insurance rate increases and see if that is something community members would use and want.

Vehicles with expired registration will be sent a warning letter telling them they have until Feb 28, 2023 to have that issue taken care of.

A violation letter will be sent to ██████ Quincy because their patio is full of clutter.

Anne asked the board if she could be reimbursed for printing the last two newsletters.

Approved 5/5

The board is waiting for bid estimates for electrical work at the clubhouse.

Anne and Nanci will have the Notice of Subdivision Plat Amendment Approval document that the HOA's attorney put together signed and notarized. Anne will get it back to the attorney so that he can get the city attorney to sign the document as well.

HOA taxes are being done and will be sent to the HOA's accountant as soon as they are finished.

**Via Text**

The board approved having our former board member Karissa Gonino removed from the HOA checking account. Approved 5/5

The board approved sending ██████Quincy a violation for not having their dog on a leash. Approved 5/5

4. Meeting adjourned at 6:28 PM

---

---

---

---

---

---

---