

March 14, 2023

Grandview H.O.A Meeting

The meeting was called to order at 5:30 p.m.

Anne Oakes, Dan Alfieri Matt Reese, Jim, Dodge, and Judy Bungard were in attendance with Tori Bradshaw property manager.

Judy was elected to take the minutes of the meeting. 5 present / 5 approved

Financials were presented and approved. 5 present / 5 approved

Spring fertilizing was approved for \$2,400.00. 5 present / 5 approved

- Through text message 2 items were approved.
- 2 bills for Galindo were approved via text for \$2,200. each
- Getting Cameron out from My Drain Guy after hours for 3848 Quincy's sewer backup.

Braden Gray- Grandview Acres insurance Agent joined the meeting and presented our updated annual review for 2023-2024.

D & O was missing from the table he presented to us.

Insurance Annual Review was approved. 5 present / 5 approved

Worker's Comp payment is \$687.00 (there is an installment fee) was approved.

5 present / 5 approved

This is essentially in effect already although the technical date is 4/1/23.

Discussion regarding Sewer Bids for 6 plex Grandview Dr. (3874, 3876, 3878, 3880, 3882, 3884) and 4 plex (986, 990, 39th/3891 Jackson).

It was decided out of the 2 bids we received from Restore (Jerold presented a 2nd bid) and the bid from Sundown that Jake –Sundown will do the work on the 6 plex.

5 present / 5 approved

Jerold – Restore will be asked for Blue Stakes comes into mark the lines and then give us a bid for the 4 Plex. 5 present / 5 approved

Discussion of inspection was discussed.

Dan and Tori will do the walk around inspection 3/22/23 at 9 a.m. 5 present / 5 approved

Board/Management Check in- open discussion on improving communication. Examples given and discussed.

Anne asked for the spreadsheet of open units to be updated and sent back to us. Tori will follow up.

- Tori is going to have Welch Randall's office lady (Jennie) create a GL code to pay our grounds keepers.

Anne gave us examples of bills to identify mistakes. She requested other board members step up and review these as Welch Randall needs 2 approvals to pay bills.

Anne asked for volunteers to help with duties of the board:

- Jim will do the Welcome Letter to new homeowners in the community.
- Dan will do the warning stickers for vehicles not registered/expired or not working vehicles. Flat tires etc.

Anne reminded everyone to check their emails at least once a day and respond.

Texts are used for quicker communication and should be checked as well.

Appfolio app has a shared documents folder, and we should be looking at that, so we are all informed on reconciled bank reports and approvals.

- After Hours protocol was discussed and established. 5 present / 5 approved

The protocol is as follows:

- Problem occurs call Tori or Anne
- Tori or Anne will call desired vendor/professional to come and diagnosis.
- Professionals will come out to diagnosis where the problem originated.
- This will determine whether the owner or the H.O.A. is responsible for the cost of the repair.

Discussion moved to Drought friendly landscaping.

Tori discussed the Legislature has stepped up and away from doing away with grass. We have to set rules for watering etc.

Owners will not be fined for brown grass but eventually fines may be coming in the future.

Matt shared he had looked into Lavender for landscaping but it's very expensive.

Sandy's River Rock was mentioned for affordable landscaping rocks.

The cost of Clover was much better priced, and Matt will have more information for our next meeting.

Home Owners meeting will be April 13, 2023.

Board members arrive at 5:30 p.m. for a quick review of the agenda and then homeowners arrive at 6:00 p.m.

Agenda for Homeowners meeting:

- Maintenance goals for 2023 – roofs, sewer line replacement, asphalt, cement, tree maintenance,
- drought friendly landscaping, parking.
- What has been done in the community already

New owners have reached out to Tori with ARC requests and Tori suggested going over the Governing Documents in our homeowner meeting.

For the April/May meeting we need to have a plan in place by June regarding Drought Friendly rules, landscaping and parking.

Meeting was adjourned at 7:10 p.m.

5 present / 5 approved
