

MAY 9, 2023

Grandview H.O. A. Meeting Minutes

The meeting was called to order at 5:32 p.m.

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

Financials were reviewed and approved 5- Present 5- Approved

Minutes of the March 14, 2023, HOA Meeting were approved via email.

Michael Clem was hired to do the Common Area watering on 4/25/23.

Discussion of GL Codes- it was decided Michael and Dion should go under groundskeeper.

Request to put in: New Windows, HVAC and water heater for 3835 Grandview were approved as long as the owner understands anything outside of the unit cannot be placed on top of sewer or utility lines. 5- Present 5-Approved

Motion to remove fines from resident who said she never received any notices of said fines in the past. A violation letter will be sent instead.

5- Present 5- Approved

Next door neighbor to above resident to receive a violation letter for her dogs not being leashed. (A nearby vacant home being cleaned out and repaired to be sold has also asked about said dogs not being leashed and trying to go into the house and bothering the folks preparing the home for sale.)

Approval to pay Galindo Invoice # 672 for work completed 5/3/23.

5- Present 5- Approved

Galindo Invoice # 668 will not be paid.

Lawn Care- Anne checked the sprinkling area and discovered some need to be repaired. Galindo said they could fix the 3 sprinklers and 2 valve boxes for \$880.00. 5 - Present 5- Approved

Parking violations were discussed: Everyone in the community is treated the same. Dan spoke to the owner personally last Monday and they said they would take care of their 2 expired vehicles. They have not. They will be stickered.

5- Present 5- Approved

Request from owner to fill in areas around her home. The board approved filling it in with pavers, bark or some kind of filler that is movable. Concrete is not permissible due to utility/sewer lines.

5- Present 5- Approved

Request for a walking space (through the grass) between 2 units- The board decided to re-visit this issue end of summer/beginning of fall.

5- Present 5- Approved

A homeowner attended the meeting to discuss the following:

1- Dead grass, why are we mowing dead grass?

Why didn't the leaves get picked up in a timely manner. It has caused more dead grass areas. He presented several pictures.

When the leaves were taken care of, flower beds were destroyed during this process. (He is not the only one to complain of this)

It was decided the H.O.A. would give him grass seed and flags/tape to mark off the area so the new grass seed can grow. Once it is growing and ready to be mowed the flags/tape will be taken off so the lawn crew know it can be mowed.

2- Men working on sprinklers and left their tools un-attended and his kids found them. This is a safety issue.

3- Shoveling- Snow removal. His place is among the last to be done. Why do they start at one end of the property and not send workers to the other end and meet in the middle? Once he clears his own sidewalks and his neighbors when he has the time. The snow removal crew come along throw salt down on sidewalks that are dry.

4- Parking stalls- he has asphalt damage he provided pictures of this as well. A bid will be gotten for asphalt repair in the summer after the construction on Grandview is completed.

5- The potholes on 39th & Jackson are very bad and he has seen cars almost wreck into each other there. He presented pictures of this as well. The city will need to be called. We just have to keep calling the city to let them know.

6- Speed limit- several folks have brought this up as well. We need to call the city and see if anything can be done to the speed limit signs or can we get bigger speed limit signs?

In the end the homeowner was assured we would speak to the crew and ask about his concerns. Tori explained the crew is contracted and there are certain things in the contract that they are obligated to do and we can always address concerns with them. An H.O.A. is for the entire community as a whole not just one homeowner's area. Contracts are done accordingly.

Inspection process- Tori explained how the inspection process works and she records with a software program. Anne presented a map to be used that is color coded and can be laminated for use in the future. 5- Present 5- Approved

Request regarding the rain gutter at 3891 Jackson- to aim away from the basement. We need to get a bid from M & M. Tori will take care of that.

5- Present 5- Approved

- ◆ Tori reported she has not heard back on bids from Davenport for the water test.
- ◆ Tori has not gotten a response on a bid for the tree removal at the 6- plex
- ◆ Tori has not gotten a response from Royal Flush with a bid either.
- ◆ Ron has not gotten back to Tori on the porch bids as of yet.
- ◆ Roofing- Anne has not heard back on the bid for the 4-Plex and 6- Plex
- ◆ Next month we will look at getting bids for painting and cement.

Motion to reimburse Anne for spigot/sprinkler repair.

5- Present 5- Approved

Anne will purchase some sprinklers for common areas and will be reimbursed.

5- Present 5- Approved

It was decided not to buy ink for the office printer. It's cheaper to do our printing at Fed Ex. 5- Present 5- Approved

Plat Map needs about 50 more votes for approval with the city. Anne will get board members the list of folks who have voted and the board will visit our neighbors with the ballots for their vote.

A homeowner asked about a community yard sale. The board is not interested in doing this. The homeowner may do it on their own. 5-Present 5- Approved

A homeowner asked about planting grass behind his unit where 3 pine trees had to be removed after the windstorm. There are 2 left standing. The board decided to explore options on this. 5- Present 5- Approved

The meeting was adjourned at 6:57 p.m.