

June 13, 2023

Grandview H.O. A. Meeting Minutes

The meeting was called to order at 5:29 p.m.

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

Board Minutes of the May 9, 2023 meeting were approved via email.

Financials were reviewed – Motion to approve. 4 - Present 4- Approved

Board / Management Check in – email and text response time. Tori explained the importance of timely responses from all board members. Vendors may be waiting and decision need to be approved in a timely manner. Everyone agreed to be more available checking their phones/emails/texts.

Tree bids – All Woods Tree- Bid was reviewed and

◆ Motion to accept the bid was made 4- Present 4- Approved

Roofs- Brett Kelson Roofing – Estimate bid was reviewed 6- plex (3874-3884 Grandview Dr) in the amount of \$25,200.00

◆ Motion to accept the bid was made. 4- Present 4- Approved

2nd Estimate bid Brett Kelson Roofing – Bid was reviewed (904 39th St) in the amount of \$2,300.00 including the patio awning. Partial owner responsibility. We will contact the owner regarding this.

◆ Motion to approve. 4- Present 4- Approved

Electrical cable from the shed to the rec-hall – it was decided to get a new bid.

4- Present 4- Approved

Parking- 3829 Grandview Dr –extended parking and 3821 Grandview Dr- add a stall. These are both requests from the owners and are on the list.

992 39th St –repair asphalt- Anne showed a picture and we will call to find out if they can extend the asphalt to the side.

Allweld Bid was presented and discussed. We think the bid was just given and no one really came out and walked the areas to see the damaged railings. We will follow up for a review and new bid.

- ◆ Motion to approve owner request for a railing at 3862 Grandview Dr to go across the top of the porch at owner's expense.

4- Present 4- Approved

Water wise rules were motioned to add to the Grandview Acres Rules and Regulations as per State law.

The rules are as follows:

- 1- Follow the watering guideline presented by Pineview/Ogden City.
- 2- No watering between 10 a.m. & 6:00 p.m.
- 3- Owners may change out landscaping for a drought friendly alternative with board approval.

4- Present 4- Approved

Budget- Anne presented the budget for 2023/2024 for approval. The changes made to the budget are as follows:

- 1- The increase of \$5.00 for HOA dues is going toward Lawn care/ Snow removal.
- 2- Reduced tree trimming to \$1,200.00 and moved the remainder toward Sewer cost and Clubhouse utilities.
- 3- Reserved has been switched to Asphalt & Sewer

Everything in the budget is spread out over a 12 -month period.

- ◆ Motion to approve the budget as presented. 4- Present 4- Approved

Plat Map- We still need 6 votes. Anne has done all she can. She asked the rest of us to step up and get the remaining 6. Anne will provide us with list of owners still needed. Jim will text folks, Matt will check with Ezzie & Lisa's Dad. Judy will call or go by homes to get the last needed votes.

Owner Gus Chavez addressed the meeting with follow up concerns from the last meeting. Snow/Lawn/Leaf removal - Tori reached to Galindo but has not received a response. We will follow up again for an answer.

- ◆ Motion to approve sod for 3867 Grandview Dr 5/23/23 via text.

- ◆ Motion to approve laying wood chips in a dirt area on the side of the unit near the street at 3854 Grandview Dr via email 5/24/23.
- ◆ Motion to approve reimbursement for 3889 Grandview \$9.52 for a leaking secondary spigot via email on 5/25/23.
- ◆ Motion for Anne Oakes to be reimbursed for Water spigot \$12.35, Letters for sewer line project for \$5.09 and \$13.92 for ballots and plat map.

4-Present 4- Approved

- ◆ Motion to adjourn the meeting 4- Present 4- Approved

Meeting was adjourned at 6:33 p.m.
