

Minutes of Grandview Acres Condominium Homeowner's Semi-Annual Meeting Held April 13, 2023 6:00 P.M.

Board members in attendance: Anne Oakes, Dan Alfieri, Jim Dodge, Matthew Reese, Judy Bungard, and Tori Bradshaw- Property Manager

Meeting called to order at 6:01 P.M. by Anne Oakes.

Minutes from the Semi-Annual Meeting from October 13, 2022 were read by Judy Bungard. Barbara Schreck motioned to approve, the read minutes. Shelby Pope seconded the motion.

Tori Bradshaw reviewed the financials with all who were present including delinquencies. Fayez Aburraham moved to approve the financials as written, Barbara Schreck seconded.

Dan Alfieri reviewed the Maintenance Goals Accomplished in 2022.

Dan Alfieri spoke of the Maintenance Goals for 2023. These include Trees, Roofs, Siding, Asphalt, retaining wall by the Rec. Hall (north side).

Questions from homeowner were asked :

- ◆ The construction on Grandview Drive. Anne spoke to the crew, and she updated us on their response of being done digging end of April, sewer pipe and re-asphalted end of May. Realistically June.
- ◆ Another question was asked about lateral lines- is there an accounting of which have been changed out? There are not records of which have been changed out. ***Correction:*** There are 2 records.
- ◆ If trees are removed will new trees be planted in their place? No, there are options of bushes, or other shrubbery.

Anne brought up that in the new CC&R's that if owners plant a tree going forward it would be the owner's responsibility to care for said tree. It would also be

prudent in the case of a unit being sold to advise the new owner that HOA is not responsible for said tree.

- ◆ On the Zoom call Emily asked about the potholes on 39th & Fowler.

Anne replied that we could petition the city to come and do an assessment. In years past when it was looked into, it was brought up that they could likely want to extend the streets to the proper city street requirements. This would require 100% approval of homeowners and we could possibly be subject to curbing/gutters etc. This could very well affect the limited parking we already have, and, in some cases, homeowners could lose some of their yards etc. This will also raise property taxes and requires 100% of owner approval.

- ◆ Question about our insurance. Tori explained that on the AppFolio website there is a place for anyone to review our current policy.
- ◆ Question about flooding and will there be more plumbing back up. It was explained we are not in a flood zone. If a plumbing back up occurs the owner should let the board know (also there were magnets on the table for everyone to take with the numbers for our preferred emergency name and numbers: My Drain Guy Cameron 385-264-3353 Drian Tech – Shaw 801-525-6496 and Welch Randall Property Management 801-399-5883.
- ◆ Trees are trimmed by the H.O.A. You can put in a request if you have a tree that needs trimming.
- ◆ The old school lot: Ogden City School is going to sell it. Ogden City doesn't want to buy it. It's going to be going up for sale to any developer.

Water Wise Rules were discussed:

- 1- Ogden City / Pineview send out the rules for watering every year.
- 2- Drought friendly landscaping
- 3- No watering 10 a.m. - 6 p.m.
- 4- Watering is encouraged 30 feet away from your unit.

Anne reviewed with everyone the **Grandview Acres Expenses “Where do my fees go?”**

Spring Clean-up will begin on Monday weather permitting.

Free Dump Day April 21st is free dump day. If you have something that needs to go to the dump, please let Tori or Anne know.

The meeting was adjourned at 6:49 p.m.