

July 11, 2023

Grandview H.O.A. Meeting Minutes

The meeting was called to order at 5:31 p.m.

In attendance: Anne Oakes, Matt Reese, Jim Dodge, Dan Alfieri and Judy Bungard were in attendance with Brad Randall from Welch Randall

Board Minutes were approved. 5- Present 5- Approved

Financials were reviewed and approved. 5- Present 5- Approved

Board/Management Check-in Brad let us know that the search for a new property manager is ongoing.

Follow Up from the last meeting:

- ◆ **Electric Cable**- no bid has come in yet. Anne will check the office email to be sure. May be coming next week. Brad will follow up with them
- ◆ **All Weld** – Have not been out yet – they may come next week to give us a bid. Brad will follow up with them.
- ◆ **Tree Trimming**- They will be coming out next week to look at the trees on the list for trimming/removal etc.
- ◆ **Roofs**- are in progress currently.
- ◆ **Plat Map Votes**- We currently need 4 more votes to submit the Plat Map to the City for recording.
- ◆ **Sewer project** - with Jay at Utah Pipe Bursting. The check has been presented and cashed by Jay. Anne will follow up on Monday to see where he is at with the permits and a start date.

Owner Requests:

- **3891 Quincy Ave.** Owner would like to convert front area of yard into a drought friendly garden area. 5- Present 5- Approved

- **3902 Grandview Dr.** - Owner would like to plant a clover lawn. There was nothing submitted through App Folio- There was no vote. Brad will reach out to the homeowner for a request and more information.
- **3867 Grandview Dr** – Homeowner told Anne he is having an HVAC installed on Wednesday this week. Nothing was submitted. Brad will reach out to the homeowner.
- ★ **Rentals in the community** – There is one at 3813 Grandview Dr that is up for renewal in August. Brad will reach out to the homeowner.

Bill Approval Review – Anne presented the board with a way to be sure when checking bills that 3 key areas are helpful for all board members to be reviewing:

- 1- Invoice number (address should be on the invoice)
- 2- Company
- 3- Amount

Check the date of the invoice- Check the invoices against older invoices.

Things to be added to the newsletter:

- Please do not leave things on the side of the road
- Watering guidelines
- Please keep doors, vehicles and sheds locked at all times. Report illegal activity to Ogden City Police

Asphalt Parking

The area in front of 3823 Grandview Dr was viewed by all board members and Brad.

Discussion of creating extra parking stalls ensued. Brad will get a contactor to come and take a look at the areas between the side of the road and grass to see what can be done for additional parking.

There have been requests from homeowner at 3829 Grandview Dr needs their 1 parking stall to be lengthened and for a 2nd parking stall.

The homeowner at 3821 Grandview Dr has requested a 2nd parking stall

The homeowner at 992 39th requested an asphalt repair

Discussion regarding homeowner at 3843 Grandview Dr- Trees being replaced due to the sewer project that is finishing up.

There was a response from Ogden City to the homeowner regarding the trees and their removal. Brad will reach out to the homeowner.

A request from homeowner at 3828 Quincy regarding the removable fence. Brad will reach out to the homeowner for a design rather than a video to be submitted. Video is not an acceptable option for the board to review.

Reimbursement: Anne submitted a receipt for \$4.68 5- Present 5- Approved

The homeowner at 907 Grandview requested to install vinyl railing coming from the porch at his own expense. 5- Present 5- Approved

Meeting adjourned at 6:43 p.m.
