

September 12, 2023

Grandview H.O.A. Meeting Minutes

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

In attendance: Anne Oakes, Matt Reese, Jim Dodge, Dan Alfieri and Judy Bungard were in attendance with Steve Randall Property Manager Welch Randall.

Board Minutes were approved. 5- Present 5- Approved

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

Board/Management Check-in:

Discussion of communication for the board regarding emails will improve by hitting reply all and blind carbon copy.

Less chatting during meetings will cut down on confusion and not being able to hear the discussion happening. We are all learning.

Follow up from last meeting:

Plat Map update: We have enough signatures now and the next step is an engineer will print a Mylar and let Anne know when completed. Once signatures are obtained, we will register it with the county including the CC&Rs (governing documents).

3902 Grandview – Clover lawn:

Steve reported no response from owner as of yet. Steve will reach out one more time.

965 39th Street- Renting

Steve reported they are not renting it out. They are not ready to rent it out, but they do want to. Steve will follow up.

3843 Grandview Dr- Steve reported he has not talked to her. He will reach out and introduce himself and explain everything must be in writing.

Meeting day Change: Discussion of moving the meeting day to Monday instead of Tuesday. Motion to approve moving the meetings to the 2nd Monday of the month. 5- Present 5- Approved

Asphalt Bids- Review of bid for Rd Paving & Excavating. Motion to approve. 5- Present 5- Approved

Rental request- 3859 Grandview Dr. Letter presented asking permission, has already started the Good Landlord package with the city. Motion to approve. Steve will follow up. 5- Present 5- Approved

Roofs: Motion to get bids on some more roofs before the end of the season.

In particular Building 50 (3822, 3826, 3828, 3822 Quincy Ave). This roof is in need of repair sooner rather than later. Steve will reach out for bids.

5- Present 5 Approved

Work Orders: Steve presented packets for the board to review the work orders. Some have already been closed. Anne provided Steve with those work orders already completed.

Property Walk through Inspection- Discussion regarding doing a walk through inspection. Early morning or after 2:30 p.m. during the week. Dan is available Mondays or Tuesdays. Anne is available also.

October Homeowner Meeting- Anne has a template from last year that she offered to Matt. Matt will have the newsletter out by 9/19/23. There are 2 available board spots up for voting. This way folks have time to get their letter of interest submitted. The newsletter will be printed and delivered as we presently do, and they will be emailed as well.

Discussion regarding the meeting topics: Reserve study, and a question-and-answer period.

- ❖ Steve let us know that Rocky Mountain Power will be here next week to inject a chemical into the trees (near the power lines) to slow the growth.

Board Member Policies: Steve handed out packets to educate the board on the process for developing HOA Board policies.

Meeting adjourned at 6:29 p.m.
