

August 8, 2023

Grandview H.O.A. Meeting Minutes

The meeting was called to order at 5:26 p.m.

In attendance: Anne Oakes, Matt Reese (via zoom), Jim Dodge, Dan Alfieri and Judy Bungard were in attendance with Steve 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 Steve Randall is our new Property Manager.

Follow up from last meeting:

Newsletter- Anne received the newsletter from Matt today. She and Dan will distribute them to all owners.

3813 Grandview Dr- They would like to continue renting. Motion to approve provided they have the proper documentation. 5-Present 5-Approved

Plat Map- Anne got the last votes needed to register the Plat Map with the city. She has reached out to Attorney James Tanner and is waiting for a response back.

Potential Asphalt Parking Lot- Brad met with Go pave UT a bid should be coming in soon.

Asphalt Parking:

- 3829 Grandview Dr- extend parking
- 3829 Grandview Dr- Stall request
- 992 39th- Repave asphalt request (areas between side of road and parking)

Owner Diane Van Drimmelen- no updates on this situation. Steve Randall will be making contact for a resolution.

Rain Gutter Maintenance: Bid from Ace Gutter Inc DC was presented. \$1900.00.

Motion to approve bid. 5- Present 5- Approved

Weeds: Question of hiring Noss Fertilizer at the end of August for weed killing?

Motion to approve.

5- Present 5- Approved

Owner Requests/Concerns:

3902 Grandview Dr- Plant a clover lawn. Matt said the best time to plant is the late winter beginning of spring.

Anne wants to know:

- 1- Has she checked with her neighbors? Clover spreads
- 2- Where will she be planting the clover
- 3- Can the landscapers mow & fertilize

Steve Randall will follow up with the owner and report back.

3895 Quincy – Sewer line needs to be replaced. (New owner had a check done and is letting the board know)

3859 Grandview Dr- Owner is upset regarding the dead sod. They are watering and trying to keep it alive. The surrounding neighbors at 3861 Grandview Dr. and 3855 Grandview Dr. have not watered the new sod and it is dead.

Steve suggested checking with the landscaper for recommendations.

Steve Randall asked for a week to work with the city to see if can get the last of the sewer line project resolved.

Issue brought to the board's attention: 965 39th St is renting their unit out without permission. This is a violation of the rules. Steve Randall will follow up.

Steve Randall addressed the board as our new Property Manager.

Discussion of CC&R's and Board Governance ensued.

Anne is updating the "Welcome Letter" it is not yet ready to go out.

Steve let the board know of a Finance option that Welch Randall is aware of called WiseTack. This is for personal use for homeowners etc. It is not for businesses. He will be sending a flyer.

Meeting adjourned at 6:39 p.m.
