

Minutes of Grandview Acres Condominium Homeowners Semi Annual Meeting Held October 12, 2023

The meeting was called to order at 6:00 p.m.

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

Minutes of the April Meeting:

Judy Bungard read the minutes of the last homeowner's meeting on 4/13/23. There was a typo on Welch Randalls phone number.

Anne asked for a correction to be made on the question of *lateral lines if there was an accounting of which have been changed out? There are not records to indicate which have been changed out.* The correction is there are 2 records.

Barbara Schreck motioned to approve the minutes with the corrections. Shelby Pope seconded the motion.

Financials: Steve Randall presented the financials to all who were present.

Reserve Study: Steve Randall discussed with all present the purpose of a reserve study.

"Where did my Fees Go?": Anne's graphic was reviewed and a question was asked regarding some of the details. Anne explained her breakdown and the side by side comparison to last year.

Questions from homeowners:

- ❖ A question was asked regarding the tree trimming and limbs not being picked up. The homeowner was told by the crew they were too big to go through the auger and were left sitting. This is an issue as now children are now playing on them and spreading them around.
- ❖ Another owner brought up that her trees are near the power lines and there are limbs loose laying on top of other branches just waiting to fall. Steve said we will get pictures to send over to Rocky Mountain Power.
- ❖ A question of checking in with homeowners to see if they need any help was brought up. More than one homeowner has brought up this issue and it was relayed to fill out a work order. Discussion of not everyone has “tech” skills. Steve asked for addresses so he could reach out to those homeowners.
- ❖ A question about outdoor spigots was asked. If the spigot is secondary water, it's the H.O.A.'s responsibility. If it's culinary, it is the owner's responsibility.
- ❖ A question regarding gutters & fascia and who is responsible. The H.O.A. is responsible for gutters. The homeowner was asked to put in a work order. Windows are the owner's responsibility.
- ❖ A question was asked if there are any policies on sound proofing. A request should be submitted for any changes to the structure to the unit.
- ❖ A question about snow removal and sidewalks being cleared and then plowed back in once parking stalls are cleared. This will be brought to the snow removal company's attention.

Maintenance Goals:

Anne updated everyone present of the progress made on the Plat Map project that started over a year ago. The Plat Map currently is at the Ogden City level with Jeff awaiting signatures. Once the signatures have been obtained Jeff will let Anne know and they will then go to Weber County to record the Plat Map and the CC & R's.

Count Votes and announce new board seats:

Votes were counted by 2 volunteer homeowners. It was announced that Dan Alfieri and Judy Bungard were elected to the 2 open board positions.

The meeting was adjourned at 6:56 p.m.
