

# **Minutes for Grandview Acres Board Meeting**

## **November 13, 2023**

The meeting was called to order at 5:32 p.m.

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

**Financials** were reviewed, Jim motioned to approve. Dan seconded.

5- Present 5- Approved

**Meeting Minutes** – Corrections to April 13, 2023, meeting minutes and October 12, 2023, meeting minutes were reviewed.

5- Present 5- Approved

### **Appointment of Board Positions:**

**President-** Anne Oakes

**Vice President-** Dan Alfieri

**Secretary/Treasurer-** Judy Bungard

**At Large-** Matt Reese

**At Large-** Jim Dodge

5 Present 5 Approved

**New CC&R's** -Discussion regarding the new CC&R's being recorded with the city. It was decided an email would be going out to the community containing the new CC&R's so everyone is aware of the rules. The rules will be enforced going forward.

A deeper discussion pertaining to the number of unregistered vehicles, and the proper protocol of stickering these cars and then an email will be sent from Welch Randall.

There was also discussion of what other items of interest would be included in the email to the community.

Steve let us all know the minutes of the meetings will be available in App Folio under the Homeowner document section no longer on the Welch Randall website.

**Follow up from last meeting:**

Landscaping/Snow Removal Bids- We have received 2 bids. Steve will follow up with one of them for further deliberation.

3878 Mailbox- Is scheduled to be fixed this week.

**Other Suggestions/Requests:**

**Community Garden-** Steve has heard no follow-up regarding this. The board had asked for more details.

**Exercise Equipment-** Steve reported there has been no follow-up from the person requesting this.

**3880 Grandview fence:** There was detailed discussion regarding this. Steve will follow up with the homeowner.

**Loss of Privileges for delinquent owners:** This item was discussed on whether the board should implement something or not. It was decided not at this time.

Discussion regarding engaging our attorney without the board's permission (city project) and bill for doing so was discussed. Steve will reach out to the owner.

**Work Orders:** There is currently 1 work order which is being handled this week. (that is the mailbox).

Reimbursements: Anne and Judy will be reimbursed for printing the governing documents (Anne) and (Judy) binders to put the new governing documents into for board members. 5- Present 5- Approved

**Items from Steve:**

Steve let us know there is a lot happening in the Legislature. Many changes are being discussed.

Board Governance- What does Property Management company and what does the HOA board do?

Steve asked that the board be thinking about what they want Welch Randall to do and what the HOA Board will do. This will be discussed in future meetings.

Board Member Policies – Mission Statement: This was discussed briefly. This will be reviewed in a future meeting as well.

The meeting was adjourned at 6:57 p.m.

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