

# Grandview Acres H.O.A Meeting Minutes

## January 8, 2024

### **Roll Call /Open Meeting Comments:**

The meeting was called to order at 5:30 p.m.

In attendance: Anne Oakes, Jim Dodge, Dan Alfieri, Judy Bungard and Steve Randall, Property Manager.

**Public/Community Comments:** Janet- 3880 Grandview Drive addressed the meeting with a proposal for a fence. The board asked for her proposal in writing.

**Approval of Previous Meeting Minutes-** 4- Present 4- Approved

**Property Management Company Reports:** These reports were presented and reviewed with the board by Steve Randall.

Discussion to move the Budget from July-June to January through December.

Anne and Judy will work on the budget at a time to be determined outside of a board meeting.

**Unfinished Business:** Rain gutter/facia bids. 3 bids were presented to the board (1 via text) and a motion to approve Ace Gutter for the work required at 3828 Quincy Ave. 4- Present 4- Approved

### **Agenda Items:**

1. The board voted to move \$20,000 into savings. 4- Present 4- Approved

2. Long term projects: Roofs, Sewer Line and Parking.

3. Next meeting time and date for Policy Review and Rules & Regulations will be 1/22/24 @ 5:30 p.m.

**Executive Session:** Discussion of Janet 3880 Grandview Drive fence request was discussed in detail. Steve will respond to Janet. Proposal to have Blake review.

**Legal & Insurance:** Steve was not prepared to present the material at this time.

There was discussion regarding FHA Loans and the benefits to our community if they were allowed. Examples: Increase property values and allows more folks to get loans to buy rather than just a conventional loan. Steve left paperwork for us to review.

Discussion regarding a text Anne received from a concerned homeowner regarding a car parked in a guest stall. Steve will address.

**Inspections:** Dan or Jim will accompany Steve on inspections going forward.

**Adjournment:** The meeting was adjourned at 6:54 p.m.

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