

# Grandview Acres HOA Board Meeting

## April 8, 2024

***In attendance*** - Anne Oakes, Jim Dodge, Dan Alfieri, Matt Reese, Judy Bungard and Steve Randall via phone Property Manager Welch Randall

The meeting was called to order at 5:31 p.m.

A property was discussed because we believe unauthorized work is being done. Steve will alert the planning department to come by and see what is going on there.

Expired vehicles were discussed. Steve will address this with owners of these vehicles.

Discussion of the heavy rain and flooding of yards. Anne let the board know the storm drain near her residence was backed up and she put in a work order with Ogden City. No one responded to that and she put in another one. They did come then and cleaned it out.

***Update*** - New locks have been bought and put on both the upper and lower RV lots.

***Approval of Previous Meetings Minutes*** - Minutes of the previous board meeting were approved via email.

***Financial Reports*** - Steve presented and reviewed the financial reports with the board.

5- Present 5- Approved

***Unfinished Business*** - Steve will follow up with Galindo regarding signing the new contract.

- 1- Roof Concerns- Discussion regarding the last roof done by Kelson Roofing. Steve will discuss having at least 2 roofers on the roof at all times while work is being done.

a): The next roof to be done will be 907 & 909 Grandview Dr. The bids were approved in a previous meeting.

- 2- ***Insurance Inspection*** - Anne relayed to the board the fire extinguishers have been inspected and are up to date.

There was some discussion regarding the inspection report of the peeling paint and lack of gutters may be causing this. Steve suggested having someone come to look at our buildings and prioritize work by order of most damage to some damage etc. Steve will get some bids from different contractors. The reserve study states that painting should begin in 2024.

b): We are awaiting clarification from Braden on the peeling paint.

Steve also spoke to the board of an idea he was looking at regarding siding of the homes and possibly looking at changing out the exterior of the units with ½ brick on the bottom, and the tops vinyl or siding. This was just an idea he was looking at.

- 3- ***Tree Trimming*** - Discussion regarding the Pine trees around the Property. This was discussed due to the pine trees not being deep rooted and may be at risk for falling on homes. Steve will have Justin come out and look over the trees to give us a report on the condition of the trees. The board would like to be proactive if there is a risk.
- 4- ***Maintenance Plan*** - Roofs were addressed above as was siding/paint and gutters. Sewers need to be looked at.

A work order was placed with the city today by Anne for a pothole in Community.

Discussion ensued regarding the condition of our streets. Asphalt/stones being placed in some of the worsening areas was

discussed. The issue of if we pay to have that done and then the city decides to come and do the roads that work would be ripped out. Anne has asked how to petition the city to fix the streets of Grandview Acres but she has not received a call back. Steve will come to look around and take photos. Steve will then get with the city to see what can be done.

5- ***Policy & Procedures*** - The board will meet 4/15/24 to continue reviewing the policies & procedures.

6- ***CC & R's Items / Newsletter*** - Matt updated the board on his work with the next newsletter. Anne and Steve will review this with Matt.

***HOA Fees and Maintenance*** - Under our new insurance policy for Grandview Acres. The board discussed at length the new insurance rates and maintenance fees that Grandview Acres HOA fees will increase \$35.00 to begin on July 1, 2024.

5- Present 5- Approved

Steve updated the board on work orders past and present. New work orders need to be done for railings on 3 residences. The 3rd was started but not completed.

Discussion regarding parking blocks at 3848 & 3850 Grandview Dr. Can they be secured in the ground so they don't move?

Discussion regarding the back side of the Rec Hall. Steve will look at it and see about bids to have a repair done or if it would be better to take it out and have the back re-sided instead.

***Inspections*** - Steve, Jim and Dan will get together and plan the next inspection.

The meeting adjourned at 6:43 p.m.