

# Grandview Acres HOA Board Meeting Minutes

## December 9, 2024

***In attendance:*** Matt Reese, Dan Alfieri, Anne Oakes, Jim Dodge, Judy Bungard, Steve Randall (WRPM) and Shelley Terrell incoming Property Manager (WRPM)

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

The board wishes to extend many “Thanks” to Steve Randall as we bid him farewell. It’s been a pleasure working with you!

***Previous Meeting Minutes:*** Approval of Previous Meeting Minutes were approved via email.

***Financials:*** Steve presented and reviewed the financials to the Board.  
5- Present 5- Approved

### ***Unfinished Business:***

- 1- Reality Signs- The Board agreed to adopt the Reality Sign Rule to the GVA Rules & Regulations. 5- Present 5- Approved
- 2- Connex Update: Anne updated the board that they are still trying to figure out how to run lines into Grand View Acres. There would be a box on the power pole and the unit itself. The lines could be underground or in the air like current service providers. Grandview Acres **does not** pay for this. This would be a homeowner expense.

### ***Agenda Items:***

- 1- The board agreed to keep the HOA Board meetings the 2nd Monday of each month for the coming year. 5- Present 5- Approved
- 2- Water Wise Plans: The board discussed updating the Water wise plans in the new year. Steve said these should be in general not specifics. Steve/Shelley will look into this.

- 3- Renter Addendum: Discussion of Owners who are renting should provide to their renters the expectation from the HOA Board, such as parking, Rules & Regulations, CC&R's.
- 4- Discussion of Flower beds or areas Owners do not want the yard crew blowing off leaves etc. was discussed. Matt and Shelley brought up a stick that is colored to let the yard crew know not to blow out those areas.
- 5- Anne relayed to the Board she had reached out to Braden regarding insurance. Steve let the Board know we are probably going to be with the current provider for a bit of time. Discussion of the upcoming Insurance inspection in April. There was discussion of the Rec Hall needing repair/painting on the outside for the inspection.
- 6- RV Lots were discussed, Some have been sitting for years, some are not covered and therefore not emptied of snow after winter. Anne will look into rules for RV lots, perhaps a contract for owners regarding the RV Lots. It was also mentioned owners delinquent on the HOA dues should have some liability if they have a reserved spot. It was determined the fee for RV Lot rental would be raised to \$20. per month.

***Executive Session:***

- ❖ Cement Bids were voted on via email for some upcoming work in the community.

The meeting was adjourned at 6:52 p.m.

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