

GRAND VIEW HOA
BOARD MEETING MINUTES
June 3, 2020

The meeting was called to order at 9:05 at the home of Secretary, Penny Wagner. Members present include President Deb Cockroft, Vice-President Marcia Rising, ACC Chairman John Silletto, Member-at-Large Dick Mann, and Irrigation Manager Cory Bunge. Also present was our Financial Manager, Janey Joslin.

Old Business.

1. **Minutes.** The minutes from the last board meeting on March 5th were approved as written.
2. **Audit/Review of Books.** Due to the COVID-19 pandemic and subsequent Stay-at-Home order, this was not accomplished. Linda Mann will get with Janey at a future date to get this accomplished.
3. **Irrigation.**
 - a. Todd completed the puck valve repair and replacement of intake hoses on March 25th. (The invoice for these services indicated he purchased a new pump, but apparently this was not the case.) The invoice for these repairs was \$2,995.
 - b. Received an estimate from KB Construction to excavate and repair the leak we had from last season near the southwest area of the pond. They came out on April 6th and excavated, however, no leak was found. We then had them excavate and replace a 2" irrigation valve near the entrance to the park just west of the drainage ditch on April 14th. Invoice for these services was \$1500.
 - c. Water for the subdivision was turned on April 15th.
 - d. A leak was discovered in the pond area behind 628 Pagosa Court on 4/17 and Todd replaced a broken pipe and water was turned back on 4/19. A second leak was discovered in the same hole before it was backfilled so water was shut down on 4/20 and Todd repaired a leak in the 4" line. Water was turned back on 4/21.
 - e. Residents at 2814 Eldora Court had a huge flood in their backyard on 4/26, which turned out to be a leak in the main line. Todd repaired the pipe and water was turned back on 4/27. Invoice for the 2 leaks in the pond area and this leak was \$3,275.00.
 - f. Todd turned the water off on May 28th without notifying the board. This was apparently done in response to a call from the homeowners, Jerry & Yvonne Cain at 2811 Grand View Drive, regarding a leak in their yard, that was their personal responsibility and NOT the HOA's. We are not sure why the water had to be turned off to the entire subdivision and have since come up with a set of rules regarding when the pumps can be shut down. Information can be found in paragraph 6 of New Business.
4. **Pond Information.** Penny attempted to find the original blueprints for the pond so we could have some base measurements for measuring the silt and determining if it needs to be

dredged and also find out if the pond has a liner or not. The next stop was to check with the City Planning Office. Unfortunately, the pandemic resulted in a stay at home order, so nothing further was done. She was able to obtain the architectural drawings for the silt basin, as well as the standard operating procedures, from Craig Roberts at Ciavonne Roberts. That information is attached for historical purposes. Also the Standard Operating Procedures were posted inside the pumphouse.

5. **Silt Basin.** Sorter Construction dredged the silt basin on March 31, which cost \$600. It should be noted the silt basin filled quite early last year so it was quite full. The previous year had less silt and it only cost \$300 to dredge. Recommend waiting 1-2 weeks after Grand Valley Irrigation opens the canal before we allow water to flow into the subdivision, allowing for silt and debris to clear downstream first.

6. **Irrigation Signs.** Penny had agreed to look into having new two-sided signs made for posting at the entrances to the subdivision. Due to the pandemic, Stay-at-Home order, and businesses closing, nothing was accomplished.

7. **Budget update.** Janey provided the latest budget spreadsheet showing a balance of \$44,602 in the operating account and \$39,317 in the Reserve account, for a grand total of \$83,919. At the last meeting we still had 7 homeowners who were delinquent in paying their HOA assessments. We received the last payment on April 24th. (Penny made personal contact with 6 of them, rather than sending certified letters. One homeowner became irate and confrontational and we now recommend against personal contact and to use only written correspondence when trying to collect delinquent dues.)

Of note, we budgeted \$11,880 for common area repairs and water system maintenance. We have already spent \$8,370 for the various leaks we've had thus far this season and the pump repair. We will need to monitor this situation and consider whether we need to increase the annual assessment to meet the cost of repairs in the future.

8. **Asphalt Cracks on Tamarron.** Dick tried calling the City Street Department to see about repairs but the phone just rings off the hook, with no opportunity to even leave a message. This is probably a result of the pandemic. He hasn't tried in a couple weeks, so they may have gone back to work by now.

9. **Dead Tree in Pond Area.** Nothing was done on the dead tree due to the pandemic, however, John, Penny, and Dick all agreed to help remove it. John thinks Karl Zimmerman would also be willing to help and he has a chain saw. He will get with Karl and pick a date.

New Business.

1. **Properties for Sale.** We have had more activity than usual this quarter. The following properties closed in May and Penny will be contacting them to welcome them to the neighborhood.

626 Grand View Drive – Tyler & Katherine Hardwick
2824 Ridge Road – Gary & Peggy Martin

Six additional properties are currently for sale as follows.

653 Grand View Drive
662 Grand View Drive
2814 Grand View Drive
632 E. Pagosa Drive
642 W. Pagosa Drive
2809 Hawthorne Drive

2. **Welcome Packets.** Penny proposed an idea of presenting a small plant along with a Welcome Packet to new homeowners. The Welcome Packet will include a Welcome Letter which gives important information about our HOA, a copy of the CCRs, a copy of the Architectural and Landscaping Guidelines, and a new Home Improvement Application Form. The board agreed this was a good idea and approved the expenditure of up to \$10 per home for the plants. A copy of the Welcome Letter and the Home Improvement Application Form are attached. A copy of the Home Improvement Application Form will also be posted on our website and will provide an easy way for the Board to track improvements.

3. **Architectural/Landscaping Issues.** We have had to send 8 letters to homeowners for covenant violations. Most of these were weed issues, one was for a garbage can stored in front of the property, and two were for a trailer/RV parked in driveways. All have complied, but we did have one homeowner who did not comply and we informed her that we were hiring someone to do it for her and that we would bill her accordingly. She said she was unable to do it herself at this time and gladly paid the guy we hired. We are sending out letters to 5 additional homeowners today, which are all for weeds. In addition, one house has a dirt area in the front yard that needs to be landscaped.

4. **Resident Complaints.** We received several complaints from residents. Two different residents complained about the homeowner at 634 West Pagosa who frequently lights fireworks and has loud parties. We explained there isn't much the HOA can do and that it is a matter for the police. We encouraged them to call the police every time they light the fireworks.

The other complaint was for a barking dog. Board members checked with 10 additional neighbors near the house that reportedly had the barking dog. Most said it wasn't a problem, however, there were at least 2 other residents who indicated it was a problem. Deb Cockroft and Penny Wagner paid the homeowner a visit and let him know there had been complaints. He was unaware there was an issue and agreed to monitor the situation and do what he could to keep his dog from barking and disturbing the neighbors.

5. **Homeowner Irrigation Maintenance.** After we had several irrigation leaks in the subdivision in April, we received a email from a homeowner who has owned multiple housing projects and has had to deal with these issues every year. He provided a list of causes for irrigation breaks and some tips for care, which were very helpful and we sent a mass email to the homeowners sharing this information. Penny will also post these tips on our website.

6. **Irrigation Management.** It was agreed to have one of the board members to be designated as the Irrigation Manager. He/she would be responsible for being the liaison with our contractor and monitoring the system and keeping track of repairs for historical purposes. Cory Bunge is currently designated as Landscaping Liaison, but that title has been changed

to Irrigation Manager. He will be moving out of state soon, so we will need someone to fill his position.

We have encountered a lot of problems with the lack of communication between Todd and the Board of Directors, despite frequent reminders of his obligation to keep us informed. On the morning of May 28th he shut the pumps down without informing the board and attempts to find out what was going on were not satisfied until 8:00 that evening. It turned out to be a leak in someone's yard that was NOT an HOA issue. It is still unclear why the pumps had to be shut down, rather than just shutting the water off at the homeowner's residence. As a result of this latest incident, Penny put together a list of Irrigation Rules. The board discussed these rules and made a couple changes and agreed to adopt the rules from here on out. Cory will present them to Todd and a copy will be posted in the Pump House. (A copy of those rules are attached.) Cory will talk to Todd about the weeds that need to be taken care of around the Gazebo and stress that his invoices need to document specific repairs that have been accomplished (exactly where and what was done) in order to document them for historical purposes.

7. Landscaping/Irrigation Contract. The board discussed the many issues we've had with our current contractor, most importantly, his lack of communication/cooperation. It was agreed that we will seek bids from other companies for next year's contract.

8. Recruiting New Board Members. Three board members (John, Penny, & Dick) will end their term of service in October and Cory will be moving this month. We are only required to have 5 board members, so we will all be having conversations with other homeowners trying to see who might be willing to serve on the board starting in October.

9. Next Board Meeting. The next board meeting is scheduled for the first week in September.

Respectfully submitted,

Penny Wagner
Secretary, Grand View HOA

Attachments:

Silt Basin SOP & drawings
Welcome Letter
Home Improvement Application Form
Irrigation Rules