

**GRAND VIEW HOA
BOARD MEETING MINUTES
MARCH 5, 2020**

The meeting was called to order at 1:30 at the home of President Deb Cockroft. Members present include Deb Cockroft, Marcia Rising, John Siletto, Dick Mann, Cory Bunge, and Penny Wagner, as well as our Financial Manager, Janey Joslin.

Old Business.

1. **Minutes.** The minutes from the last board meeting on November 8th were approved as written.

2. **Landscaping Contract.** Cory presented the signed 2020 Landscaping Contract to Janey. While Todd signed the contract, it was not crystal clear that he understands that the board now has the option to hire outside contractors for any irrigation repairs since neither Cory nor John specifically talked to Todd regarding that change in the contract. John said he would contact Todd and make sure he is aware of that change. Cory will give Todd a copy of the signed contract.

3. **Irrigation.**

a. **Puck valve repair.** Cory indicated he spoke to Todd regarding the need to repair a puck valve in the pumphouse. Todd indicated he told his employees to repair it. Cory will go by the pumphouse to see if the repairs have been done. If not, Cory will ensure the pump gets pulled and the impeller housing is replaced.

b. **Leak in system near the pond.** A leak was discovered about the time the water was shut off in the Fall and it needs to be repaired prior to the water being turned on in April. The Board would prefer to hire an outside contractor for this project. Cory will take this for action and contact KB Construction to see if they are able to make the repairs.

c. **Servicing of pump.** During the off season (winter) it has become routine to have one of the two pumps serviced each year. It was unclear whether that happened this winter or not. John will contact Todd and ask whether he had one of the pumps serviced this year. If not, John will let Cory know and Cory will contact Munro Supply to see if this can be accomplished ASAP.

d. **Intake Hoses.** Todd indicated the intake hoses that go from the float into the pumphouse have become dry and worn and need to be replaced. Todd will replace them.

4. **Silt Basin and Pond.** John contacted Sorter Construction and they will be dredging the silt basin soon. After some discussion, the board agreed to

forget about hiring someone to take measurements of the silt build-up in the main pond for another year. (Penny will contact Bill Rash, who served as HOA President a couple years ago and get his input since he was heavily involved with the pond dredging and the silt basin project.) The silt basin is doing a good job of catching the silt and the main pond appears to be functioning properly. Cory recommended some type of measurement gauges in the pond, which makes sense. He has agreed to take some measurements of where the bottom of the pond is currently and make some type of gauge so that we can mark it and compare the current measurements with measurements taken a year from now.

5. **Tree Trimming.** The Board received a written bid from Trees R Us on November 13, 2019. The owner, Mike Heinz, indicated he had several projects ahead of us and it would be several weeks before he could start. The trees have yet to be trimmed and discussion ensued regarding how prudent it is to invest the money to trim these trees (mostly diseased ash) since they are dying and will continue to have limbs die which will require trimming again and again until they are too far gone. It was decided that Penny will contact Trees R Us and tell him the board has decided NOT to go forward with the tree trimming. Instead, we will monitor the trees and when any tree has more dead limbs than live ones, we will have the tree removed. It was agreed that it is not necessary to replace each tree, but maybe every other one and by doing it gradually, it won't be such a big hit on the budget. Penny will notify Mike Heinz of the board's decision.

6. **Audit/Review of Books.** At the last board meeting, we discussed having someone review our books just to make sure things are in order. At that time, Marcia and Dick each said they knew someone who might be willing to do it. Today Marcia reported that her contact was unable to help us out. Dick said his wife Linda agreed to conduct a review of our books. The board has agreed to pay her but she will need to let us know her price. Dick will let her know that we do not have a deadline as we are not certain there has ever been a review before. Linda will get with Janey in a few weeks since they are both going out of town this month.

We do still have the dead maple at the pond that needs to be removed. It was agreed that we could use volunteers to accomplish this rather than pay to have it done.

7. **Budget update.** Janey provided a copies of the Proposed 2020 Budget. She indicated that we only have 7 homeowners who have not yet paid their annual assessment. Penny & Deb will attempt to contact these homeowners so that certified letters will not have to be sent. If this is not successful, certified letters will be mailed out.

New Business

1. **Irrigation.** Grand Valley Water Users Association is scheduled to turn the water on about April 1st. It is advisable to wait for silt/debris to wash downstream before opening the gates into our pond, so the board agreed that we

would turn the water on to our subdivision on April 15th. Penny will update the website with this information.

We currently have two signs that tell residents to turn water valves off by March 25th. Those need to be placed at the entrances by March 20th. Cory will put the sign up on Hawthorne and John will put the sign up on Ridge. We also need a sign that tells residents the actual date the water will be turned on. Cory suggested we put that information on the opposite side of the existing signs. Penny will look into creating signs that say " Water On _____" "Water Off _____" on one side and "Please Turn Water Valves Off by March 25th" on the other side.

2. **New Residents/Properties for Sale.** Two homes are currently for sale – 653 Grand View Drive and 2814 Grand View Drive. We had one home close in December – 2823 Hawthorne and another closed in January – 2812 W. Pagosa.

3. **ACC Issues.** There is an RV parked in the driveway at 2819 Ridge Road that has been there several weeks. Penny will talk to the homeowner, provide them with documentation, and request compliance. The homeowner at 630 Grand View Drive is storing their trash can in front of the house. Janey will send the standard letter with the supporting documentation requesting the homeowner to comply. The board will continue to monitor the landscaping issue in the front yard at 2806 Grand View Circle and if they have not commenced repairs by the end of April, we will recontact them.

4. **Cracks in asphalt on Tamarron.** Dick brought up that there are large cracks on Tamarron north of Ridge that he believes were caused by all the heavy trucks going to and from the construction site in Grand View Hollow. Dick will contact the city to see if they will repair the cracks before more damage is done.

5. **Next Meeting.** The next board meeting is tentatively set from June 25th at Marcia's house.

The meeting was adjourned at 3:08 p.m.

Respectfully submitted,

Penny Wagner
Secretary, Grand View HOA