

**Grand View HOA  
Board of Directors Meeting - September 12, 2019**

The meeting was called to order at 9:00 a.m. at Patricia Miller's house. Members present include President Sue King, Vice President Patricia Miller, Secretary Penny Wagner, ACC Chairman John Siletto, as well as our Financial Manager, Janey Joslin. Member at Large, Dick Mann, was absent.

**Old Business.**

1. The minutes from the last board meeting on June 13, 2019 were approved as written.
2. **Landscaper Contract for 2020.** Penny provided a copy of the proposed contract for 2020, which incorporated changes previously discussed. We agreed to pay him \$1,311 per month for a total of \$9,177. This is a 3% raise over last year. Under item number 7, we agreed to remove the name "Bradley's Turf Care" with regard to fertilization and let Columbine choose whoever they want to do the fertilization. We also added a sentence at the end of section 9 on Liability, which requires Columbine to provide proof of his general liability insurance to Grand View. All board members approved the proposed contract and it was decided the new board would present the contract to Todd in November.
3. **Community Work Day.** We have only received one reply to our request for volunteers thus far but anticipate others may just show up. We plan to work from 8:00 a.m. to noon and will concentrate on the one small dead tree and trimming all but the large tree next to the gazebo. Most agreed that tree is too big a project to tackle, but John Siletto thinks there may be a possibility that he and Carl Zimmerman might be able to do it. If not, we will get estimates for removal from two different companies. Janey volunteered to take pictures on Saturday for posting on the website.
4. **Trees on 28 Road.** We still have numerous trees with dead branches that need to be trimmed. Patricia is going to call the Forestry Division of the City to determine if they might be responsible for those trees. If not, it was agreed we would mark the trees by tying a ribbon around the ones that need trimming and Penny would get two estimates for the project. The goal is to have the trees trimmed before they lose their leaves so they can tell what part of the tree is dead.
5. **Architectural and Landscaping Guidelines.** The Architectural and Landscaping Guidelines with the latest changes were signed on June 25, 2019 and recorded with the county on July 12, 2019 and have been posted on our website.

**New Business**

1. **Financial Report & 2020 Budget.** Janey passed out copies of the Financial

Report as of August 31, 2019. It showed \$36,095 in the operating budget and another \$29,412 in reserves, which is a pretty healthy amount. We discussed potential expenses through the end of the year and into next year. They include dredging the silt pond (\$300), possibly dredging half of the main pond (\$12,000), trimming trees in common areas, possible irrigation repairs on Hawthorne, and repairing a pipe leak in the pond area (\$500). Taking these projects into account, it was decided we have the money in the current budget to cover these expenses and it will not be necessary to raise the annual dues. Dues will remain at \$250 per year.

2. **New Residents and Properties For Sale.** Three houses closed in the last few months (653 Grand View Drive - a FSBO, 665 E. Pagosa Drive, and 670 Tamarron Drive). One property is scheduled to close today (663 Tamarron Drive). Two more properties are pending (2812 Ridge Drive and 646 Grand View Drive - a FSBO), and three more have recently been listed (2812 W. Pagosa Drive, 641 E. Pagosa Drive, and 2810 Grand View Circle). Sue has been welcoming new residents to the neighborhood and providing them with the ACC Guidelines and she will continue to do that for those houses that close in September and October. It was agreed this is beneficial for both the new residents and for the HOA, as we can inform them of our rules and regulations and get their contact information (phone number and email) for our roster. The new board will need to appoint someone new to take over this duty starting with any houses that close after October 2019.

Janey pointed out that she never received information from the Title Company for 653 Grand View Drive, which was a For Sale By Owner. They are supposed to contact the HOA to ensure the dues have been paid and they are supposed to provide the new owners with HOA CCRs. Penny spoke with the new owners and they did not receive those at closing. Penny found out about another house on Grand View Drive that the owners just sold to some friends. They will be moving out and the new residents moving in next month. We need to make sure they receive the CCRs once they have moved in.

The listing for 2810 Grand View Circle advertised RV Parking, when in fact it has a large shed directly behind the fence. Penny emailed the listing agent and informed them to ensure potential buyers are aware that our HOA requires RVs to be parked behind a six foot fence. Janey took note and when she sees the property under contract, she will call the buyer's agent to ensure the buyers are aware of this.

3. **New Forms for Landscaping Modifications and for Non-compliance of ACCs.** The effectiveness of the new forms was reviewed. The non-compliance form needs an additional column showing the final disposition (e.g. complied on x/xx/2019). It was also decided that the ACC chairman should conduct a follow-up 2 weeks after initial notification to ensure compliance.

We have not received any requests for home modifications, so could not evaluate

the effectiveness of the form at this time.

4. **Recent Water Break.** We had a resident on Hawthorne report a flood in their backyard on Tuesday (9/10). This particular incident brought up the need to establish procedures for future incidents which would ensure the water is shut off in a timely manner and that all board members are kept apprised of the situation. The board agreed to adopt the following procedures and place these procedures in the Pass Down Book for future boards:

- a. Residents will report the problem to a board member.
- b. That board member will contact Todd and send a text or email to all board members and Janey explaining the situation.
- c. If Todd is not available, each board member has a key to the pump house and whoever is available should get the water shut off as quickly as possible. Since we don't currently know what that entails, we will get Todd to teach the board members in the near future and Penny will type of the procedures and post them inside the Pump House for future use.
- d. If Todd is unavailable, we need to have a back-up or two. The board will discuss this with Todd when we get him to teach us the procedure for shutting the pumps off.
- e. If any digging is required, Todd needs to call 8-1-1 as soon as possible as it can take 3 days for them to come out and mark.
- f. Board members will post "Irrigation Off" signs at the entrances to the subdivision. Signs are stored behind the corner planters at Hawthorne and Ridge Roads.
- g. Janey will send group emails to residents informing them of the problem.
- h. Penny will post a notice on the main page of our Website.
- i. The secretary will call those residents who don't use email.
- j. It is important for all board members to be kept apprised of the progress of repairs so they can respond to resident inquiries. Patricia will talk to Todd and let him know we require daily updates. He can let one board member know and that board member will inform the remaining board members.
- k. Once the repairs have been completed and the irrigation is turned back on and the system has been pressurized, Todd will inform a board member and that board member will text or email remaining board members. Signs will be changed from "Irrigation Off" to "Irrigation On", Janey will send group emails with

the update and Penny will update the Main Page of the website and call those who don't use email.

5. **AirBnB.** A resident inquired as to whether owners were allowed to rent out their homes or rooms in their homes. There is nothing in the CCRs that addresses this issue. Penny will inform the resident who made the inquiry.

6. **Political Signs.** We have already received an inquiry as to whether or not residents are allowed to have political signs in their yard. This was an issue in the subdivision a few years ago. Patricia made inquiries with Bill Rash, who was President at the time. The bottom line is that we would be violating people's freedom of speech if we prohibit the signs, according to the Colorado Common Interest Ownership Act (CCIOA). But we can restrict the size and length of time they can be displayed. The CCRs already limit the size of signs to four square feet. The board agreed signs can be posted 45 days prior to election day and must be removed by 4 days following election day and NO signs are to be posted in the common areas. This topic will be discussed at the annual meeting in an effort to stave off inquiries prior to election day. Sue will inform the resident who made the inquiry.

7. **Resident Offers Mature Tree to HOA.** A resident recently offered a mature weeping willow tree to the HOA if we would dig it up and transplant it in the pond area. The board agreed that we will decline the offer. Weeping willows are messy trees and currently prohibited from being planted in the front yards and not desirable for the pond area. Sue will inform the resident of our decision.

8. **New Board Members Recruited.** Two residents have been approached and agreed to serve on the board. They are Marcia Rising and Debra Cockroft. Patricia suggested we recruit another male to help with the irrigation issues and had Gary Chancy in mind. The board agreed it would be nice to have another male on the board. Patricia will contact Gary and ask if he would consider serving.

9. **Agenda and Preparations for Upcoming Community Meeting.** Some of the details for the upcoming meeting were discussed. We need a total of 66 votes for a quorum, which is 33% of the 198 homeowners.

- Janey will prepare the letter to send out to homeowners along with the form for a Proxy and also post the notice on our website. These will be mailed on/about October 10th.

- Janey will print signs to be posted on the mailboxes and bring them to the next board meeting. Sue and Patricia will post the signs immediately following the next board meeting.

- Refreshments will consist of coffee, cookies, and lemonade. Lee Sparks, Sue, and Patricia will provide them along with cups and napkins. Receipts to be provided to Janey as we have budgeted for them.

- Sign-in table will be tended by Janey & Penny.

- Penny will create a Power Point Presentation with the agenda items.

Patricia will contact the church about arriving at 5:30 to set things up and will also get a point of contact for technical support with projector/power point presentation.

-Janey will bring a check to the church on the meeting night.

Additional details will be discussed at the next board meeting.

**10. Other New Business.**

-Jane suggested we add a place on our Annual Assessment form where people can update their contact information (email & phone #). It was agreed this was a good idea.

-John indicated there is a problem with the LED floodlights burning out at the entrances to the subdivision and believes it is related to water. He checked Lowe's and they have a sealed light for \$20 and he would need three of them to replace the current lights. The board agreed to the purchase and John will install. John will also move the light sensor on Hawthorne since it is currently in the shade and results in the lights being on longer than necessary.

**11. Next Board Meeting.** We will have another quick board meeting on October 10th at 9:30 at Sue's house to firm up details of the annual meeting.

The meeting was adjourned at 11:07 a.m.

Respectfully submitted,

Penny Wagner  
Secretary, Grand View HOA