

**GRAND VIEW HOA  
Annual Community Meeting  
October 24, 2019  
Church of the Nazarene, 28 Road and Patterson**

The meeting was scheduled to start at 6:30, however, we did not have enough members for a quorum. We needed 66 for a quorum and only had 53. Those present rallied and were able to gather more than enough for a quorum.

President Sue King called the meeting to order at 7:15 and introduced the current board members (Vice President Patricia Miller, Secretary Penny Wagner, ACC Chairman John Silletto, and Member at Large Dick Mann) and our two contract employees, Landscaper Todd Coffin and Financial Manager Janey Joslin. She also welcomed new residents to the neighborhood and had them rise to be recognized. New residents present included Robyn & Sharlyn Wootten and Marie and Gerald O'Rourke. Sue then explained the purpose of the board, which ultimately is to protect the property values for ALL homeowners in Grand View Subdivision.

Secretary Penny Wagner thanked our two outgoing board members (Sue King and Patricia Miller) for the great job they did over the past 2 years, then introduced the nominees for the new board, which were Corey Bunge, Debra Cockroft, and Marcia Rising.

Vice President Patricia Miller presided over the remainder of the meeting, beginning with an update on the silt basin. It has been doing its job. We did NOT have to dredge the main pond this last year. Only the silt basin was dredged and that cost only \$300 compared to approximately \$8500 to dredge half of the pond - a great savings. Once the pond is drained after this season, silt measurements will determine if the main pond needs to be dredged next year.

A financial report was made and members were given copies of the 2019 budget and the proposed 2020 budget to review. As of 9/30/2019, we had \$33,442 in the operating account and \$29,413 in the Reserve account for a total of \$62,855. Some unexpected expenses for 2019 include a new expansion tank inside the pump house and a major irrigation break on Hawthorne.

The proposed 2020 budget was discussed. Potential expenses include additional irrigation pipe breakage due to the aging system, dredging of the silt basin (\$300), possible dredging of half of the main pond (approximately \$8500), trimming of 11 trees on 28 Road and 6 more in the pond area, as well as the removal of one dead tree in the pond area.

The Board of Directors have decided to raise the annual HOA assessment by \$10, which brings the total assessment for 2020 to \$260 per household. The HOA assessment pays for irrigation water, landscaping of the common areas, maintenance of the sprinklers, pumps, and the pond area, snow removal for the

common areas, and the salary for the financial manager.

Homeowner Lisa Friehl requested clarification on why we were raising the assessment when the budget shows a decrease in operating expenses. Janey explained it was due to dividing the budget between operating budget and reserve budget, which we hadn't done before.

Residents were asked to vote for the new board nominees and vote to approve/disapprove the 2020 budget, then pass their ballots in.

While the ballots were being tallied, Patricia encourage residents to check out our HOA website ([www.grand-view-hoa.com](http://www.grand-view-hoa.com)) and explained some of the information that can be found on there, to include:

- Current list of Board members and their contact information
- ByLaws and Covenants
- Minutes of board meetings and community meetings
- Budgets
- Water on/off dates
- Guidelines for Architectural and Landscaping design
- Updates about the irrigation system
- Other important updates/announcements

Residents were reminded that trailers are to be stored behind and 6' fence and NOT in driveways and trash cans are to be stored behind a 6' fence or in the garage. Also, residents were reminded to please request approval BEFORE making any modifications to their property, to include painting, roofing, fencing, planting of trees in the front, etc.

The irrigation water is shut down each year in October and turned on in April. Water Off date this year is Saturday, October 26th. Residents were reminded that valves, filters and irrigation systems belong to the homeowners and they need to clean the filters every year. Valves should be closed and any repairs made before April. Failure to do so could cause major damage to the system and could result in fines up to \$500 per violation. If residents are unsure what to do, they should ask a neighbor for help or contact a board member.

Patricia explained that residents ARE allowed to place political signs in their yards. They can be posted 45 days prior to an election and must be removed 4 days following election day. The size of the signs are restricted to 4 square feet (e.g. 2' x 2') and NO signs are to be posted in the common areas.

Carol Ruland spoke up and said there was a problem with signs in the past and she didn't think they should be allowed. Patricia explained that it is a state law and we cannot deny residents their freedom of speech.

Volunteers were thanked for making this a neighborhood we can be proud of. Singled out were Carl Zimmerman and John Silletto for trimming the trees on 28 Road, Sandy and John Silletto for planting and maintaining the beautiful plants at the entrances to the subdivision, and John Silletto for installing solar lights at the

entrances to the subdivision.

Thank yous were also extended to all the volunteers who painted the new fence around the silt basin and everyone who came out and helped with the Community Work Day on September 14th. Those volunteers removed a dead tree in the pond area, trimmed trees in the pond area and pulled weeds around the gazebo. Three pickup loads of debris were hauled to the dump. These volunteers saved the HOA hundreds of dollars and residents were encouraged to consider volunteering at our next volunteer work day.

Thank yous were also extended to all those who provided the refreshments for the annual meeting, to include Sue King, Patricia Miller, and Lee Sparks.

The ballots were tallied and all nominees were unanimously voted into office. New board members were congratulated. The 2020 budget was approved with only one vote to disapprove.

The floor was opened for any other new business. A question was raised about trimming the bush at the southeast corner of Hawthorne and 28 Road. Patricia was familiar with the bush in question and said the board would take care of it.

Another question was raised about putting a stop light in at 28 Road and Patterson to facilitate making a left turn onto Patterson. Patricia explained that this has already been looked into. The city doesn't want to interrupt the flow of traffic on Patterson and they plan to extend Hawthorne Avenue eastward to 28 1/4 Road sometime in the next 5 years to help with this issue.

With no further business, the meeting was adjourned at 7:47.

Respectfully submitted,

Penny Wagner