

**GRAND VIEW HOA**  
**Annual Community Meeting**  
**October 15, 2020**  
**Church of the Nazarene, 28 Road and Patterson**

We had an excellent turn out with 58 Lot owners in attendance and 63 proxies received for a combined total of 122. We easily exceeded the 66 required for a quorum.

President Deb Cockroft called the meeting to order at 7:20 and introduced the current board members in attendance (Secretary Penny Wagner, ACC Chairman John Silletto, and Member at Large Dick Mann). The Vice President, Marcia Rising, was unable to attend. Also introduced were our two contractors, Landscaper Todd Coffin and Financial Manager Janey Joslin.

**New Homeowners Welcomed.** The new homeowners were welcomed to the neighborhood. We have had 13 properties sold since last October, a larger than normal turnover for our neighborhood.

**Volunteers Thanked.** Thank yous were extended to Sandy & John Silletto, for planting and maintaining the beautiful planters at the Hawthorne entrance. Volunteers who removed a dead tree from the pond area were also thanked. They include Carl Zimmerman, Cory Bunge, Deb Cockroft, Penny & Bob Wagner, John Silletto, Arie DeGroot & Dick Mann.

**Trees on 28 Road.** The ash trees on 28 Road are dying due to Ash bores. We had 8 trees trimmed this summer and another 2 trees had to be removed and we expect more trees to die and be removed over the next couple years. The plan is to gradually replace the dead trees, but perhaps only every other tree. A similar problem exists with trees in the pond area.

**Website Redesigned.** Our old website was difficult to navigate, lacked important information, and was not very appealing. We hired Tina Wilson, a Grand View Homeowner, to redesign the website this summer and she did it for a fraction of the cost that it would've cost. The new design is very appealing, easy to navigate and loaded with pertinent information. It is the "go to" source for any information on the HOA to include governing documents and forms, contact information for Board Members, information on irrigation and finances, and lots of beautiful photos of the subdivision. Tina was introduced and thanked for the outstanding job she did and the members applauded her efforts.

**Budgets.** A financial report was made and members were given copies of the current 2020 budget and the proposed 2021 budget to review. As of 9/14/2020, we had \$27,720 in the operating account and \$39,319 in the Reserve account for a total of \$67,039. We were close to going over budget for irrigation repairs so

the 2021 budget was adjusted accordingly.

The proposed 2021 budget was presented. It is almost identical to the 2020 budget since there are no anticipated major expenses. As a result, there will NOT be an increase in the Annual Assessment and it will remain at \$260 per year.

**Audit/Review.** The Board would like to have an audit or review of our finances but it is too expensive to hire a CPA firm, so a request was made for a volunteer with accounting experience who might be willing to provide this service for free or a nominal fee. Anyone interested was asked to see Janey at the end of the meeting. Tatiana Gilbertson did offer to do the audit/review.

**Board Nominees.** The President introduced the three nominees for the Board and had them stand to be recognized. The nominees are Mike Long, Dave Jagim, and Greg Guth. She asked if there were any additional nominees and there were not.

Members were asked to fill out their ballots and vote to either accept or deny the 2021 Budget and vote for three Board Members. The ballots were collected and two volunteers, Sue King & Jeanne Lelonek counted the ballots. The budget was approved with 62 approving and only one vote to disapprove. All three Board Nominees were elected.

**Irrigation.** The irrigation water will be turned off October 30<sup>th</sup>. Homeowners were reminded this is the time to conduct maintenance on their system, to include winterizing (blow-out), checking risers, checking & replacing valves if necessary, cleaning in-line water filters, and wrapping exposed PVC from UV light. They were also reminded to close their valves before March 25<sup>th</sup> in advance of the water turn on date.

**ACC Standards/Guidelines.** Changes were made to the ***Architectural and Landscaping Standards and Guidelines*** in September and copies were mailed to each homeowner. Changes include: Patio structures can be metal or vinyl if it resembles wood and blends with the primary structure. Also no corrugated metal or plastic roofs are allowed. Fencing can now be constructed using composite material if it is made to look like wood. Vehicles must be in good working condition with current license and registration. Yard sale signs are limited to a maximum of 2 signs and they can be displayed for 3 days. Political signs are limited to 1 sign per candidate and 1 sign per issue and can be displayed 45 days prior to an election and must be removed 7 days after the election. All other signs require HOA approval.

Homeowners were once again reminded to get HOA approval before starting a project. Failure to do so is a violation of the covenants and will result in a fine. A new interactive request form is on our website, making the process easier. Forms are also available by contacting a Board Member.

**New Governing Policies.** The Colorado Combined Interest Ownership Act (CCIOA) mandates that HOAs adopt 9 specific policies that provide guidance for the HOA Board on how to conduct business. The Board recently created and adopted 8 of the 9 policies and copies were mailed to each homeowner. They are also available on our website. The 9<sup>th</sup> policy on Reserve Studies, will need to be created and adopted by the incoming board.

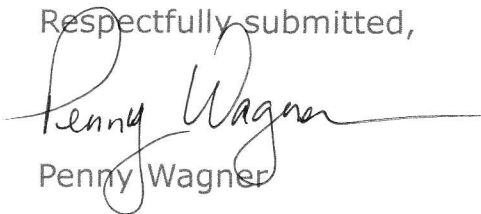
Each of the new policies were discussed and questions from the membership were answered.

**Patterson Road Access Plan.** There was discussion about the Patterson Road Access Plan which recently sponsored an Open House to solicit input from the public. The master plan will prohibit left hand turns from 28 Road onto Patterson. Homeowners have been expressing concern about the difficulty of making left hand turns onto Patterson for years and have suggested the installation of a stoplight at this intersection. The oft-repeated response from the city about this proposal is that it is too close to 28 ¼ Road and it would interrupt traffic flow on Patterson. One homeowner suggested we should continue to call the City and request the stoplight, pointing out the short distances between the stoplights at 12<sup>th</sup> St. & 15<sup>th</sup> St. and between 15<sup>th</sup> St. & 27 ½ Road. He felt we need to put pressure on the city to make the stoplight happen. Another homeowner suggested the HOA Board provide input to the planners on behalf of the entire HOA. This suggestion will be passed on to the new Board for consideration.

Another homeowner who attended the Open House was told that the plan to extend Hawthorne from 28 Road to 28 ¼ Road is included in the City's 2021 Budget, and this would allow residents to access Patterson with the benefit of a traffic signal. Of course, this plan would also increase the amount of traffic in our subdivision.

With no further business, the meeting was adjourned at 8:17.

Respectfully submitted,



Penny Wagner