

**GRAND VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 30, 2020**

Minutes of the Board of Directors Meeting of the Grand View Homeowners Association, Grand Junction, Colorado held at the Spoons Restaurant, in Grand Junction, Colorado at 11 AM on the Monday, November 30, 2020.

I. CALL TO ORDER

Board President Deb Cockroft called the meeting to order at 11:00 AM.

II. ROLL CALL OF OFFICERS

Roll call of officers at 11:00 a.m.

Present: Deb Cockroft (President) arrived at 10:45 a.m.

Marcia Rising (Vice President) arrived at 10:48 a.m.

New Board Members Present: David Jagim (elected October 15, 2020)

Greg Guth (elected October 15, 2020)

Mike Long (elected October 15, 2020)

Absent: None

Also Present: Janey Joslin, Finance Manager

III. APPROVAL OF MINUTES OF THE REGULAR MEETING

Motion by Marcia Rising, seconded by David Jagim, to approve the minutes of the Annual Community Meeting of October 15, 2020. Motion Carried at 11:10 a.m.

IV. FINANCIAL REPORT

Janey Joslin reported that a notice that the the 2021 HOA dues will be mailed to all homeowners in early January. The annual fees remain the same as the previous year. Homeowners will be asked to pay their specific dues before March 1, 2021.

V. MANAGER'S REPORT

President Cockroft explained that HOA Board is comprised of Five Members elected by a majority of the membership of the Association. This was the first Board Meeting for three Board members elected at the Annual Community Meeting held October 15, 2020. The Board held a general discussion of the duties and responsibilities of each of the 5 positions. The President and Vice President for the 2021 Board were previously elected by the 2020 Board to serve in those positions for 2021. In Addition President Cockroft made the following Board assignments to the new members:

- A. David Jagim will serve as the Secretary for the Board;
- B. Greg Guth will be the Irrigation Manager and will be the point of contact for any irrigation issues and will act as the liaison between the Board and the Landscapper.

- C. Mike Long will be the Architectural Control Committee Chairman (ACC). That Committee ensures that homeowner requests for modifications are in keeping with existing association covenants and maintains records of homeowners requests for modifications.

VI. UNFINISHED BUSINESS

Unfinished business was discussed by President Cockroft at 12:45 p.m.

- A. Audits. A resident of the Grand View Subdivision has informed the Board that they would be willing to perform an audit in the overall finance affairs of the HOA. During the Board discussion it was noted that the audit must be done in compliance to State law. The Board asked Janie Joslin to follow up on this matter to be sure that the proposed audit would indeed conform to the State's requirements.
- B. Website Management: Penny Wagner (HOA Secretary 2019/2020) has volunteered to continue to maintain the Grand View Website. Tina Wilson (HOA Member and Web Designer for the Grand View Website) is willing to assist Penny as needed. The Board appreciates their willingness to share their expertise on HOA affairs.
- C. Board Member Access to Irrigation System: The new members of the Board have received a copy of the schematics of the irrigation plan for the entire subdivision and keys to access the irrigation shed.
- D. Landscaper Contract: HOA President Cockroft and Irrigation Manager Goth are negotiating a contract with Columbine Landscaping (Todd Coffin) for routine maintenance of the irrigation system and commons areas of the Grand View Development for the year of 2021. Once a contract has been prepared, it will be presented to the Board for further action.

VII. NEW BUSINESS

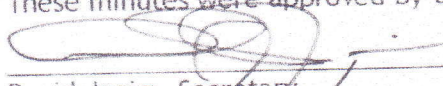
No new business is scheduled on the agenda or was brought up by the Board

VIII. NEXT MEETING DATE

The next quarterly Board meeting is scheduled for February 25, 2021 at 2:0

This board meeting adjourned at 12:15 p.m.

These minutes were approved by the Board of Directors.



David Jagim, Secretary

2-25-21
Date