

**GRAND VIEW HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 25, 2021**

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 2 PM on the Thursday, February 25, 2021.

I. CALL TO ORDER

Board President Deb Cockroft called the meeting to order at 2:00 PM.

II. ROLL CALL OF BOARD

Present: Deb Cockroft (President)
Marcia Rising (Vice President)
David Jagim
Greg Guth
Mike Long

All members arrived at the meeting prior to 2 p.m.
Also Present: Janey Joslin, Finance Manager

III. APPROVAL OF MINUTES OF THE REGULAR MEETING

Motion by Marcia Rising, seconded by Greg Guth, to approve the minutes of the Board Meeting of November 30, 2020. Motion Carried at 2:05 pm.

IV. FINANCIAL REPORT

Janey Joslin a notice that the 2021 HOA dues notice had been mailed to all homeowners in January 2021. Payments are due on or before March 1, 2021. Janey presented the GV HOA Budget and Expenditures report dated February 25, 2021. To date, most of the 2021 dues have been paid.

The Board also discussed the process of how the dues are managed when a house is sold. The Board currently contacts new members and offers a welcome packet and a small plant. The packet is intended to inform the homeowners regarding the HOA Bylaws and Policies and to offer any other information that may be available to facilitate the ownership transfer.

V. MANAGERS REPORT

For the benefit of the new members, President Cockroft reviewed the need for the Board to insure a timely response to all member requests for approval of construction modifications, fence repairs/replacement, painting, pergola/ porch additions or modifications, etc. The Architectural Review Committee is in charge of receiving and reviewing these requests from member owners.

The landscape lighting at the community entrance at 28/Hawthorne had recently been tampered with causing the lights to be off. A padlock will be installed on the control box to help prevent and potential future damage.

The Board discussed the HOA Election Signing rules. There will be local elections in the months of March and April when appropriate signing will be allowed on individual properties.

The Board discussed the need for cleanup and painting of the shelter and fencing within the pond area. Efforts will be planned for the activation of the community irrigation system (around the first week of April) and the painting of the shelter and interior fence.

VI. UNFINISHED BUSINESS

Audits. The Finance Manager is reviewing Colorado's requirements for an audit of the financial affairs of the HOA. The Board is seeking assurance that the person/firm that would be contracted with to perform the Audit meets the State's qualification standards to perform such audits.

Approval of Landscaper Contract. HOA President Cockroft and Irrigation Manager Goth have negotiated a contract with Columbine Landscaping (Todd Coffin) for routine maintenance of the irrigation system and common areas of the Grand View Development for the year of 2021. This contract was approved by the Board and signed by President Cockroft.

VII. NEW BUSINESS

Mike Long explained the need for Board action to upgrade the Architectural and Landscaping Application currently in use by the Grand View HOA. Mike explained that over the years the construction standards may have changed on some "prefabricated" buildings/peregulas, singles, fencing materials and paint. As an example, the standard height for a new shed is 9'4" to 9'6". The form calls for no construction taller than 9'. Mike and his committee will review the form and bring any recommended changes back to the Board for consideration.

Mike Long recommended the approval of a shed construction permit application from the owner of the property located at 642 East Pergosa Drive. The owner intends to install a storage shed from Mor Storage in the backyard of that property. The application was approved by the Board.

VIII. NEXT MEETING DATE

The next quarterly Board meeting will be held in June, 2021. A notice of the date and time will be posted on the HOA Webpage. A motion to adjourn was made by Greg Guth and seconded by Mike Long. The meeting was adjourned at 3:15 pm.



David Jagim, Secretary

5-17-21

Date