

**GRAND VIEW HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 12, 2021**

Minutes of the Board of Directors Meeting of the Grand View Homeowners Association, Grand Junction, Colorado held at 640 Tamarron Drive, in Grand Junction, Colorado at 9:30 AM on Thursday, August 12, 2021.

**I. CALL TO ORDER**

Board President Deb Cockroft called the meeting to order at 9:30 AM.

**II. ROLL CALL OF BOARD**

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

Members Absent: Marcia Rising (Vice President)

All members arrived at the meeting prior to 9:30 AM.

**III. APPROVAL OF MINUTES OF THE REGULAR MEETING**

Motion by Mike Long, seconded by Greg Guth, to approve the minutes of the Board Meeting of May 17, 2021. Motion Carried at 9:35 AM.

**IV. FINANCIAL REPORT**

Deb Cockroft reported that liens have been issued to the owners of two properties for non-payment of the HOA dues. This Board action was necessary because several attempts to negotiate the payment of these dues with the owners of these properties have been unsuccessful.

**V. MANAGERS REPORT**

In July, the Board hired Colombine Landscaping to do some mosquito mitigation which included a cleanup of the drainage areas in the area of the irrigation pond.

The HOA Board discussed the need for fence maintenance/staining along 28 Road in the area where 28 Road intersects with Hawthorne Drive. The Board voted unanimously that this maintenance was the responsibility of the HOA and that a contractor should be hired to complete the job. Bids will be requested from local qualified contractors that may be interested in doing this work.

---

## VI. UNFINISHED BUSINESS

Mike Long is working on an upgrade to the Architectural and Landscaping Application currently in use by the Grand View HOA. The construction standards may need to be changed as those rules mainly pertain to “prefabricated” buildings/pergolas, shingles, fencing materials and paint. Mike and his committee are reviewing the form and will bring any recommended changes back to the Board for consideration.

## VII. NEW BUSINESS

The Board voted to solicit candidates that are interested in serving on the HOA Board. Two vacancies, due to term limitations, are open for the years of 2022 and 2023. In order to serve on the Board, candidates must be Homeowners within the Grand View Subdivision.

The Board discussed a growing number of general maintenance issues within common areas of the development. For example, several common areas require sprinkler head/pipe repairs, there are fences that need to be repaired/painted, there are a number of trees that need to be trimmed/removed or replaced and the overall appearance of the HOA’s irrigation retention pond area. This area was designed primarily to provide a water reservoir for the irrigation system. But the area also serves as a scenic highlight for the leisure enjoyment of Grand View residents. This is an area that requires continuous maintenance to keep it beautiful.

The Board also identified a need for tree maintenance and replacement on the HOA Boulevard area between Grand View Circle and 28 Road. This is another important aspect to preserving the overall appearance of the development. The Landscaping Committee will evaluate and make recommendations for the development of a plan.

Providing the necessary maintenance to address these problems requires occasional capital expenditures. It was noted that the HOA’s budget reserve fund does not currently provide the funding to adequately address these recurring maintenance issues.

The Board voted to raise the annual association dues by \$20.00 per year effective January 1, 2022. The additional funds will be placed in the reserve account for general association property maintenance.

VIII. NEXT MEETING DATE

The Annual General Membership Meeting of the Grand View HOA will be held on Thursday, October 21, 2021. A notice of this meeting 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 11:15 AM.

  
\_\_\_\_\_  
David Jagim, Secretary

10-21-21  
\_\_\_\_\_  
Date