

**GRAND VIEW HOA**  
**Annual Community Meeting**  
**October 28, 2021**  
**Church of the Nazarene, 28 Road and Patterson**

President Deb Cockroft called the meeting to order at 6:45pm. She introduced the current board members in attendance which included Vice President Marcia Rising, Secretary Dave Jagim, ACC Manager Mike Long and Irrigation Manager Greg Guth. Also introduced were 3 individuals that provide various services to the HOA namely Financial Manager Janey Joslin, Landscaper Todd Coffin, and <sup>Administrative</sup> Assistant Secretary Penny Wagner.

**Meeting Attendees Welcomed.** President Cockroft welcomed all homeowners in attendance. She noted that the 66 required for a quorum to conduct our HOA business was well exceeded with a combination of those attending in person (45 members) and the proxy designations received (from another 38 members) for a total of 83.

**Upcoming HOA Maintenance Issues to be Addressed.** President Cockroft explained a number of current and future maintenance issues identified by the Board that need to be worked on in 2022 and beyond. There are quite a number of diseased or dead trees along 28 Road and in the Irrigation Pond common areas that require trimming or removal and replacement. This problem persists in not only these common areas but also on private properties. The Board plans to solicit a contractor to address work that the HOA is responsible for along the 28 Road Boulevard and in the pond areas.

There are some repairs needed such as replacement of broken fence slats and posts and the painting of most of the commons area fences. In the coming year, the Board will be soliciting a contractor to perform that work.

Other general maintenance items that the Board plans to address in the coming year are the replacement of all sprinkler heads and the

general repair of the entire irrigation system around the pond area. At this time, the irrigation pumps and the pump house equipment is in generally good working condition. Each year's annual budget contains funding set aside as a contingency if emergency repair becomes necessary.

In order to address these types of recurring general maintenance needs to the common property of the development, the Board voted to recommend the approval of an HOA dues increase of \$20.00 (twenty dollars) per year. Beginning on January 1, 2022, dues will be \$280 per year.

**Memorial Trees.** Martha Sandford-Heyns offered a suggestion that commemorative trees be allowed to be planted to replace individual or multiple trees within the development. She stated that she would like to donate a tree in honor of her late husband, Garrett Heyns, who was a Past President of the HOA. The Board and the general membership in attendance agreed that this was an appropriate action. In the future, memorial trees, along with appropriate signage, will be allowed with Board approval, in the common areas.

**Budgets.** A financial report was made and members were given copies of the current 2021 budget and the proposed 2022 budget for review. As of 10/15/2021, we had \$25,212 in the operating account and \$49,228 in the reserve account for a total of \$74,440.

The proposed 2022 budget was presented. In order to better address the recurring general maintenance needs for the common property of the HOA, the Annual Assessment would be increased \$20 per year to \$280 per year.

**Board Nominees.** The President introduced the three nominees for the Board and had those present to stand to be recognized. The nominees are Bridgett Eggleston, Lydia Gower and Tyler Hardwick. She asked if there were any additional nominees and there were not.

**Member Approvals.** Members in attendance were asked to fill out a ballot to accept or deny the 2022 budget and vote for up to three new Board members. The ballots were collected and volunteers counted the ballots. The budget was approved by a majority vote. All three board nominees were elected.

**Irrigation.** The irrigation water will be turned off November 1. Homeowners are reminded this is the time to conduct maintenance on the their systems, to include winterizing (blow-out), checking risers, checking and 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 25th in advance of next season's water turn on date.

With no further business, the meeting was adjourned at 7:50pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'David Jagim', with a horizontal line extending to the right.

David Jagim

12/16/21