

GRAND VIEW HOMEOWNERS ASSOCIATION
FIRST QUARTER BOARD MEETING
February 24, 2022

Minutes of the Board of Directors Meeting of the Grand View Homeowners Association, Grand Junction, Colorado held at 653 Grand View Drive, in Grand Junction, Colorado at 4:30 PM on Thursday, February 24, 2022.

I. CALL TO ORDER

Board President Mike Long called the meeting to order at 4:30 PM.

II. ROLL CALL OF BOARD

Present: Mike Long, President
Bridgett Eggleston, Vice President
David Jagim, Secretary
Greg Guth
Lydia Gower
Tyler Hardwick

Also present: Janey Joslin, Financial Services Manager

All members arrived at the meeting prior to 4:30 PM.

III. APPROVAL OF MINUTES OF THE LAST MEETING

The Board unanimously approved the minutes of the Organizational Board Meeting held on December 6, 2021. The minutes have been posted on the HOA webpage.

IV. FINANCIAL

The HOA must annually designate the Board Members that are authorized to sign HOA bank account documents. The Board voted to authorize Mike Long, Bridgett Eggleston and Janey Joslin to be the HOA representatives for executing bank documents for the year 2022.

Janey Joslin presented the HOA budget vs. actual comparison report. As of 2/23/22, a majority of the annual dues have been received from the Members. No unusual expenditures have been made to date. The 2022 HOA membership fees are due from all homeowners by March 1, 2022.

President Long signed a contract to provide professional financial services for the Association with Janey Joslin covering the year of 2022. The Board had approved this contract at the December meeting.

V. NEW BUSINESS

Tree Landscaping. President Long discussed the efforts that have been made by the Board to solicit bids from qualified contractors for landscaping services on trees located along 28 Road and around the irrigation pond. Under this plan, a contractor would be hired to trim healthy trees, remove all dead/dying trees (mostly Ash Trees), and grind/remove the stumps.

The Board received three contractor bids. After reviewing all of the bids, the Board selected SAP Tree service to do this work. A motion to hire SAP was made by Greg Guth and seconded by Tyler Hardwick. The motion passed unanimously by the Board.

The Board noted that once the removal work is completed, a contract for planting replacement trees will be solicited.

Sprinkler System Repair. The Board has noted that there are a number of areas within HOA property that are currently not being properly irrigated because of faulty irrigation equipment. Irrigation Manager Greg Guth explained the efforts that have been made to identify the sprinkler heads (primarily in the pond area) that need to be replaced. As a result of that inspection, bids were solicited to replace approximately 58 sprinkler heads in the HOA system.

The Board evaluated the bids received and a motion was made by Bridgett Eggleston and seconded by Lydia Gower to authorize a contract with Columbine Landscaping to repair/replace all damaged/broken sprinkler heads. The Board unanimously approved the motion.

Pond and Settlement Structure Dredging. Irrigation Manager Greg Guth discussed the need for some annual silt removal maintenance in the irrigation pond and settlement structure. The Board approved authorizing the same dredging contractor that did the work last year to do the work again this summer. The estimated cost of this silt removal service is \$1,000.

Fence Painting. There are a number of HOA privacy fenced areas within the Grand View Development that need some minor repair and all of the fence needs to be painted. The Board authorized Greg Guth to develop

a Scope of Services that defines all materials needed for replacement of broken fence boards, power washing to prepare the fence surfaces, and materials and labor to paint all association fence areas. Once the Scope of Work required has been developed, the Board will seek bids from qualified contractors. The overall plan is to have the work completed this summer.

VI. OTHER BUSINESS

Dog Off Leash Complaint The Board received a complaint from one of our residents that dogs that were being walked off leash on the adjacent Matchett Park access road had threatened her dog. Upon investigation, the Board could not identify the owners of these dogs. It is believed the dogs are not owned by one of our residents. Everyone is reminded that if you are exercising your pet in our development your pets must be kept on a leash.

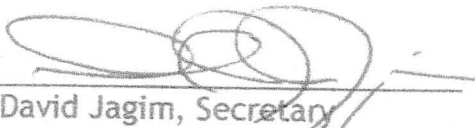
Shrubs Blocking View The Board was made aware that when the leaves are on the trees, shrubbery growth blocks the view of vehicle traffic turning south from Hawthorne onto 28 Road. This problem will be referred to the HOA volunteer master gardeners for their recommendation to help solve this problem once the leaves are out this spring.

Summer Block Party The Board discussed the possibility of having a neighborhood Block Party this summer. HOA Welcome Manager Lydia Gower will investigate to determine if residents are interested in having this event. Watch the HOA Website for update on a Summer Block Party.

VII. NEXT MEETING DATE

The Next Meeting of the Grand View HOA Board of Directors will be held in May or June of 2022. A notice of the exact date of this meeting will be posted on the HOA Webpage.

A motion to adjourn was made by Dave Jagim and seconded by Greg Guth. The meeting was adjourned at 6:15 PM.


David Jagim, Secretary

3/9/2022
Date