

GRAND VIEW HOMEOWNERS ASSOCIATION
SECOND QUARTER BOARD MEETING
June 30, 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, June 30, 2022.

I. CALL TO ORDER

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

II. ROLL CALL OF THE 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 Board's last meeting held on February 24, 2022. The minutes have been posted on the HOA webpage.

IV. FINANCIAL

Janey Joslin distributed the quarterly HOA budget vs. actual comparison report. As of 6/30/2022, the annual dues have been received from all but three of the HOA Members.

Quarterly disbursements included contractual payments for capitol improvements for the common area, including tree trimming and fence painting. Otherwise, expenditures this quarter were all for normal budgeted operational expenses.

V. NEW BUSINESS

Little Library. Based on an inquiry received from one of our homeowners, the Board had a general discussion to consider the establishment of a "Little Library" somewhere in the Grand View Development. At this point, more information is needed to determine the community interest, initial costs, and the need for any expenditures for the continued maintenance of such a library. The Board agreed the concept deserved further consideration. The Board will seek additional information and consider the idea at the next meeting.

Fiber Construction Update. Highline Internet is the company currently installing a fiber optic cable network throughout Grand Junction including our Grand View Development. The construction within our development is being inspected by the City. Construction progress is being monitored by the HOA Board.

To date, a few construction related problems have occurred but these concerns were quickly corrected/cleaned up by the contractor. The installation is now about 50% completed. When the project is done, the City has the authority to certify that the work was completed as specified and accept the contractor's work.

VI. CAPITAL IMPROVEMENTS UPDATE.

Tree Landscaping. After receiving bids, the Board hired SAP Tree Service to provide landscaping services on trees located along 28 Road and around the irrigation pond. SAP Tree Service was required to trim healthy trees, remove all dead/dying trees (mostly Ash Trees), and grind/remove the stumps. This work was completed in a timely and professional manner.

In conjunction with the HOA Master Gardeners, the Board plans to contact the City Arborist for suggestions regarding the type of tree that should be planted as replacements. A contractor will be hired to provide and plant the replacement trees.

Sprinkler System Repair. Based on the February meeting approval, the Board subsequently hired Columbine Landscaping to repair/replace all damaged/broken sprinkler heads in the HOA system. This work has been completed as planned and within the budgeted amount.

Pond and Settlement Structure Dredging. The approved 2022 HOA budget included funding to pay annually required silt removal maintenance in the irrigation pond and settlement structure. Sorter Con-

struction, Inc. was hired and completed the work within the HOA approved budget.

Fence Painting. The Board issued a fence maintenance contract to Stasinmister LLC. The contract was to provide materials and labor needed for replacement of broken fence boards, power washing to prepare the fence surfaces, and materials and labor to paint all association fence areas. The contractor did a good job and completed the project on time and within the budget. Stasinmister LLC. provided the HOA with a three year warranty on materials and workmanship on the project.

VII. OTHER BUSINESS

2023-24 HOA BOARD The two-year terms of three of the current Board members will be expiring at the end of 2022. HOA Members that may be interested in serving on the Board should contact a current Board member. Candidates must be a homeowner within the Grand View Subdivision.

Summer Block Party The neighborhood Block Party that was held at the pond in June was a success. A good turnout of our neighborhood attended this year's event. If you have any ideas or suggestions pertaining to next year's Block Party, please contact HOA Welcome Manager Lydia Gower with your suggestions.

VIII. NEXT MEETING DATE

The Next Meeting of the Grand View HOA Board of Directors will be held in September 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 Tyler Hardwick and seconded by Bridgett Eggleston. The meeting was adjourned at 5:45 PM.



David Jagim, Secretary

July 26, 2022
Date