

**GRAND VIEW HOMEOWNERS ASSOCIATION  
THIRD QUARTER BOARD MEETING  
August 29, 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, August 29, 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

Absent: Tyler Hardwick

Also present: Janey Joslin, Financial Services Manager

Members present 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 June 30, 2022. The minutes have been posted on the HOA webpage.

**IV. FINANCIAL**

Janey Joslin distributed the quarterly HOA budget vs. actual spending comparison report. As of 8/31/2022, the annual dues have been received from all but two of the HOA Members. Property liens have been filed on both of the affected properties.

The Board is reviewing a new State law/requirement that may have some affect on how HOA's collect delinquent dues. The Board plans to prepare draft revi-

sions to the existing Board policy that may levy penalties in the form of fines as well as interest on the delinquent dues.

Quarterly disbursements this quarter were all for normal budgeted operational expenses. Motion to approve the financial report made by Jagim and seconded by Guth. Motion was approved by the members present.

## V. CONTINUING BUSINESS

General Maintenance. Several HOA irrigation related concerns are being addressed by the Board. A number of areas that have experienced problems with plugged irrigation systems have been brought to the Board's attention. The areas are primarily within HOA common areas, but water flow problems have also been experienced on some member properties. To address these problems, the Board will request bids from contractors to furnish and install filter(s) to the existing water distribution system at the pump house.

This past dry hot summer has taken a toll on several more trees within the GVHOA. The Board has solicited bids for the removal of 3 or 4 dead trees along the boulevard and in the pond area. SAP Tree Service has been hired to remove the additional trees. The Board is also searching for a tree service vendor that may be willing to offer discounts to association homeowners to provide removal/trimming or chemical treatment on private property.

Fiber Construction Update. Highline Internet is continuing the work on this project. The installation is now about 90% completed. When the project is done, the City has the final authority to certify that the work was completed as specified and to accept the contractor's work.

## VI. NEW BUSINESS

State Required Audit. The State of Colorado requires periodic audits of the financial affairs of Home Owner Associations (HOAs). An audit to review all dues collected and expense disbursements that have been made for a select period of time is underway. The audit report is due to be completed before the October annual meeting.

Architectural Standards for Shingles. The Board is reviewing the shingle color requirements contained in the HOAs existing Architectural and Landscaping Standards and Guidelines. There are three primary manufactures of asphalt shingles that provide a majority of all shingles sold in the US. Currently, the names of the colors offered by these manufacturers no longer match the names of the colors that will comply with the GVHOA standards. The Board will up-

date the standards and guidelines list of colors suggested for roof replacements within the development.

**VII. OTHER BUSINESS**

**2023-24 HOA Board.** The Board is looking for HOA Members that are interested in volunteering to serve on the Board. To be a Board member you must be a homeowner within the Grand View Subdivision.

**Mass E-Mail Notices.** Several times each year, a need arises for the HOA to send public safety information, event schedules, maintenance notices or other information to all homeowners. All new residents are encouraged to contact the HOA Welcome Manager to be sure the HOA has each homeowner's current email contact information. Information about the HOA contact can be found on the Association's website at [www.grand-view-hoa.com](http://www.grand-view-hoa.com).

**VIII. NEXT MEETING DATE**

The Annual Meeting of the Grand View Homeowners Association is scheduled to be held on Thursday, October 27, 2022. A notice of the time and location of this meeting will be posted on the HOA Webpage.

A motion to adjourn was made by Guth and seconded by Jagim. The meeting was adjourned at 6:00 PM.

  
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David Jagim, Secretary

9-22-22  
Date