

**Grand View Homeowners Association**  
**Annual Community Meeting**  
**October 27, 2022**  
**First Church of the Nazarene, 2802 Patterson**

President Mike Long called the meeting to order at 6:30pm. He introduced himself and the 5 other current board members in attendance which included Vice President Bridgett Eggleston, Secretary David Jagim, Irrigation Manager Greg Guth, Asst. Irrigation Manager Tyler Hardwick and Welcome Manager Lydia Gower. Also introduced were 3 individuals that provide various services to the HOA namely Financial Manager Janey Joslin, Landscaper Todd Coffin, and Assistant Secretary Penny Wagner. The Board unanimously approved the Minutes of the last meeting held on October 20, 2022. The minutes have been posted on the HOA webpage.

President Long noted that the 66 votes required for a quorum to conduct our HOA business was exceeded. There was a combination of 48 members attending in person with another 37 members represented by proxy for a total of 85 available votes.

**Meeting Attendees Welcomed.** President Long welcomed all homeowners in attendance. He mentioned that, in the past year, there are five new homeowners living in the development. He introduced those who were present at the meeting.

**Landscape and Irrigation Update.** Irrigation Manager Greg Guth gave a summary of general repairs the HOA made this past year on the irrigation, fencing and landscape systems within the common property of the development. The work included the general repair of the irrigation system around the pond area and pump house. 60 nonfunctioning sprinkler heads were replaced. Pipe and pump leaks were repaired. The debris will be cleaned out of the silt trap as soon as the water is turned off for the season. The irrigation pumps and

the pump house equipment were found to be in generally good working condition.

In the common landscape areas, all association fence was repaired and repainted. 12 diseased trees were removed. The Board's plan is that a number of those trees will be replaced next year.

**Status of a Documents and Forms Update.** Vice President Bridgette Eggleston explained changes the Board made to update and clarify some of the ACC standards of the HOA. The color requirements for shingle replacement were changed to more closely match the color descriptions now offered by the 3 largest single manufactures. Another change made was to modify the allowable height of backyard sheds to match the standards established by the current availability of the prefabricated sheds. ACC construction permit forms have been revised to reflect these changes.

Association Members are reminded that all construction modifications such as shingle replacement, structure painting and backyard shed construction must be approved by the HOA before starting a project.

**Consideration of the 2023 Budget.** President Long informed the audience that a financial audit of the FY22 association finances had been conducted. All collections and disbursements of association funds were found to have been handled in compliance to general accounting principles and state law.

Janey Joslin presented a financial report and members were given copies of the current 2022 budget and the proposed 2023 budget for review. As of 9/30/2022, the HOA had \$21,952 in the operating account and another \$49,228 in the reserve account for a total of bank balance of \$71,180.

The proposed 2023 budget was presented for approval. The proposed budget increases the funding available to pay the cost of utilities by \$4,000 (to cover a rate increase from Excel) and adds

\$1,000 to the budget for potential expenditures for contingencies. The Board recommended that the Annual Dues Assessment remain at \$280 beginning January 1, 2023.

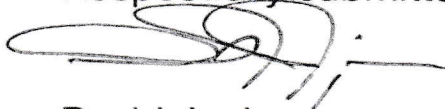
**Introduction of 2022-24 Board candidates.** Three homeowners voiced their interest in serving on the HOA Board for FY23 and FY24. The Board nominated Jean Herbinson, Bruce Meyers and Zack Lead for 2022-2024 Board Membership and had them stand to be recognized.

**Member Approvals.** Members in attendance were asked to fill out a ballot to accept or deny the 2023 budget and to 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 a good time to conduct maintenance on their systems which should include winterizing (blow-out), checking risers, checking and replacing valves (if necessary), cleaning in-line water filters, and wrapping exposed PVC from UV light. Homeowners 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 7:30pm.

Respectfully submitted,

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

David Jagim