

**GRAND VIEW HOA BOARD MEETING Notes**  
JANUARY 7, 2023 9:00 AM  
FOUR WINDS COFFEE and TEA – 12<sup>th</sup> and Bookcliff

1. CALL MEETING TO ORDER – Present Board Members: Bridgett Eggleston, Zach Leyda, Tyler Hardwick, Lydia Gower, Bruce Myers and Jean Herbison.
2. Introduction of board members (handout HOA Binders and Keys to Pump House)
  - Assign Positions: Tyler suggested new members to set up a new email strictly for HOA items as this has worked well for previous board members and personal emails are not on the website.
    - i. President/ACC/Bkup Treasure: Bridgett Eggleston
    - ii. Vice President/ACC/Bkup Treasurer: Jean Herbison
    - iii. Welcome Committee: Lydia Gower
    - iv. Irrigation: Tyler Hardwick and Bruce Myers
    - v. Sec/Treasurer: Zach Leyda
    - vi. Website backup (if Penny not available): Lydia Gower
  - Once all new members have sent their new emails and contact phone numbers I will send to Penny for updating on website.
  - HOA Binders were handed out to Bruce and Jean. In each binder are keys to the irrigation pump house. Zach received Mike Long's old binder so we can log his key, Jean received key #4 and Bruce received key #5. I will update Janey on this for our records.
3. ACC Updates and Items – Bridgett
  - New Roof installations – compliance to ACC policy. Homeowner issue at 661 Tamarron has been resolved with homeowner and roofer working to change to an approved shingle color (Owens Corning – Driftwood). It was discussed that TAMKO is out of business so guidelines might need to be updated again.
  - Xeriscaping – complaint received that there are no details on what someone can put in for xeriscaping. Board will research county and state rules on this and update as needed.
  - One or Two Tree in each Yard rule - Board will research as it is not stated anymore in CC&Rs or Landscaping Guidelines.
  - 28 Rd Berm Area New Trees – what type and how many? Bridgett suggested 3 tree's might be needed. Board can access and agree to the number at next meeting. Jean suggested that we have the soil tested to see why the tree's keep dying.
  - Pond Area – Broken Gate to Silt Pond and Replacing “No Swimming” sign – Bridgett will look into the silt pond broken gate as it looks like a new fence picket is needed. Lydia volunteered to make a new “No Swimming” sign. Bridgett can get that new sign mounted as soon as it is ready.
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4. Website modifications – (Penny Wagner will be OOT from 1-13 until end of month)
  - Any Changes or Updates?
    - i. Update Current Board Members with new positions above.
    - ii. Bridgett had her update the ACC Guidelines – will need to redo these guidelines as TAMKO is out of business.
    - iii. Need the terms of service from Go Daddy

iv. Board appreciates Penny's work on the website. Board discussed having a backup to Penny on website changes incase of emergency. Bridgett will get with Penny to document the log in information and share with board.

5. Dues letter has gone out.

- New laws by State of Colorado

- i. Must give options to spread out dues payments – Board discussed impacts to budget. Will watch closely as this is the first year. We do have one homeowner so far who requested payments.
- ii. Fines for late payment has changed – Previous board had discussed and approved the 250 to hopefully discourage last pay. Board agrees that attempts for payment need to include reminder that homeowner can spread out payments.
- iii. 2023 budget impacts – Janey had mentioned she does not expect any impacts to budget due to spreading out of dues.
- iv. Lydia gave Bridgett her dues. Bridgett will deliver to Janey once Janey is back in town.

6. Irrigation – Tyler

- Any pre-readiness we need to do for irrigation? Clean Silt Pond? Pumps? – Tyler will get with Todd on anything needed for readiness this 2023 season.
- Tyler will follow up with Greg (previous board member) on Todd's contract for 2023 season. Janey needs a signed copy. (Might be with Mike for signature since he was President at time of contract approval?)
- Board members all have keys to pump house incase of emergency. Before irrigation season starts we will all meet at the pump house to learn the shut down steps incase needed for urgent issues only.
- We should note somewhere that Grand Valley Water Users is our irrigation water company.

7. Events for Neighbors – to get everyone involved in our subdivision.

- Lydia did a great job in the event this past summer. Lydia and Jean will work on another one for our homeowners for this summer.

8. Open Comments

- Committee to work on cleaning up any contradiction in our CCR&R's – Jean will be the lead on this committee. She will send an email out on items she found that need addressed immediately. Board will either discuss via email and another meeting will be set up to discuss just this issue.
- Do we need all those policies on the website? They conflict with our CCR&R's opening us up for lawsuits. This will be addressed through the committee.

9. Adjourn Meeting

Signed by:

*Bridgett Eggleston*