

GRAND VIEW HOMEOWNERS ASSOCIATION

PRE- ANNUAL MEETING

OCTOBER 20, 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 October 20, 2022.

1. CALL TO ORDER

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

2. ROLL CALL OF THE BOARD

Present: Mike Long, President

Bridgett Eggleston, Vice President

Greg Guth, Lydia Gower, Tyler Harwick

Also present: Janey Joslin, Financial Manager

3. APPROVAL OF MINUTES OF THE LAST MEETING.

The Board unanimously approved the minutes of the Boards last meeting held on August 29, 2022. The minutes have been posted on the HOA webpage.

4. FINANCIAL

Janey Joslin had emailed the Board respective changes to the Quarterly HOA budget vs actual spending comparison report, the proposed budget for the 2023 Fiscal year, Collection Policy #1, and her contract for the 2023 year for review prior to the meeting, to save time at the meeting.

The Quarterly HOA Budget vs actual was approved as is. The Proposed budget was approved with two changes to be made: ( 1) increase the budget for electricity (due to the 56% rate increase from Excel) adding \$4000 to the budget. and (2) increase the Contingency Fund for misc items to \$1000.00.

The Collection Policy #1 was approved and signed.

The Financial Managers contract was approved for the 2023 Fiscal year Jan-Dec and signed.

Landscaping contract for Columbine Landscaping, was approved for a 3% increase for the 2023 season.

Tyler Hardwick moved to approve all items above and Bridgett Eggleston seconded the motion. The Board unanimously approved all items.

5. Changes to ACC regulations:

Further discussion, regarding Policy 1 and 5 as well as the ACC Rules and Regulations. Mike spoke with Attorney Nick Gower regarding Policy 5 (see attached notes). A decision was made that the new Board should have Attorney Nick Gower help rewrite the Policies.. Also, the new Board would need to establish a fine schedule. Mike Long Motioned and Tyler Hardwick seconded. Unanimously approved.

6. Results of Audit Conducted by Mike Long.

Documentation included: Quickbooks detail of account and Xcel spreadsheet of details of dates and amounts audited. The audit was conducted utilizing a random selection of debits paid and an odd day of the month and of randomly selected deposits. No discrepancies were noted during the audit.

7. Web-site issues.

Discussion was held regarding the new domain issues (see attached email from Penny Wagner, Administrative Assistant). Lydia Gower suggested a phone app that would allow a new number to be added to an I phone and be able to leave messages for approximately \$2 a month. Mike Long motioned to approve moving forward with the web-domain and adding the app to Janey Joslin's I-phone. Tyler Hardwick approved. Motion unanimously approved.

8. Motion was made by Greg Guth and seconded by Tyler Hardwick to approve the new ACC form. Unanimously approved.

9. New Board member to be added to the ballot. Kimberly Sanchez, 2812 Hawthorne Ave. 970-697-4684. Tyler might have another person and will ask them later this evening.

10. A discussion was held as to when the irrigation water should be shut off. The Grand Valley Canal will shut off the water on November 1, 2022. Bridgette motioned we follow suit and shut off on November 1, 2022. Lydia seconded.. Unanimously approved. Tyler will set the signs at the entrances and Lydia will make a new sign for the new entrance.

11. Format for the Annual meeting was discussed. All Board members will be seated at a table at the front of the auditorium.

- a. Call to order (Mike)
- b. Status of quorum (Mike)
- c. Directions on format of meeting (Mike)
- d. Introduction of current board (Mike)

- e. Financials (Janey)
- f. Landscape and irrigation update (Greg)
- g. Status of documents and forms update (Bridgette)
- h. Election of 2022-24 Board members & approval of 2023 budget.

12. A motion to adjourn was made by Mike and seconded by Bridgette. The meeting was adjourned at 6:00.PM

*Janey Joslin* \_\_\_\_\_

Janey Joslin, Financial Manager

October 23, 2022