

# Grand View HOA

## Membership Meeting Minutes

October 26, 2023

- 6:30 PM Call to Meeting
- Board Members
  - Bridget, Tyler, Lydia, Bruce, Zach, Jean
  - Quorum of 81
    - Present – 43
    - Proxy - 38
- 2023 Financials/ 2024 Budget – Janey
  - Not much change
  - Maintenance clarification on the budget
  - Perhaps helpful to add the companies to the budget line item
  - Motion from Tyler to increase contingency fund to potentially cover increasing in landscaping cost for 1 year.
  - Motion from Carl Zimmerman to increase dues \$20 this year now to help cover increase in cost.
    - In favor- Majority has it
  
  - Suggests \$50 from assessment to go into a reserve budget
    - Will fall to the new board to decide
- Irrigation/ Landscaping
  - A lot of trial and error with Todd leaving
  - Took a while to learn the intricacies of the system and putting into contracts
  - Silt basis use
  - Encouraging Bookcliff Gardens for landscaping and irrigation
    - Be in touch within a few weeks
    - Change in leadership a few years ago
    - Estimate should be quick
  - Trees
    - Companies advise to wait until spring for trimming
      - Planning on April
      - Sapp Tree Service
    - Consider looking at arborist
  - Extremely aged system needing a lot to be maintained
  - Difficulty scheduling contractors to come in
  - Pump serviced approximately 4 years ago
    - Due to be serviced.
  - Isolation valves for irrigation lines are seized and need to be replaced
    - Should be 5 isolation valves
  - Main valves at individual residences

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- Many houses that do not have main valves or do not function
- Ambiguity in the language in the HOA Documents
- Who owns the screw cap gate valve and who is responsible for it
- Motion from Jean to make first order of business for new board in 2024 and clear up CCRs
- Annual email for those needing assistances with valves
- Dredging the silt basin and cleaning the pond
  - Dredging the silt basin was completed in 2023
  - No freeze to allow for the pond in 2023
    - Plan was to dredge western half
  - 3 years ago it cost \$12,000 to dredge the pond
- Multiple companies suggest tree trimming in spring
- New Board Member Election
  - John Silletto
  - Mary Stolle
- Placing a memorial tree in.

Anitta Sheets

- Hawthorne as a main thoroughfare
- Brought some maps with information
- Hawthorne is a transportation line for bikes
- 20mph on Hawthorne
- Bicycle handouts
- Petition for traffic control and speed
- Consider a pedestrian count for striping at intersections.
- Votes
  - Budget
    - Yes (Approve) – 47
    - No (Disapprove – 2
    - Did not vote - 6

Zach Leyda

GVHOA Secretary

