

Grand View HOA Annual Membership Meeting
October 22, 2024

Minutes

1. Call to meeting
 - a. Attendance – 66 needed for Quorum.
 - i. Present – 50
 - ii. Proxy – 32
 - iii. Total of 82
 - b. Introduction of Board Members
 - i. Board Members in attendance – Mary, Bruce, John, Zach
 - c. Thank you to members going above and beyond.
 - i. John and Sandy Silletto for library, flowers and fence by pond.
 - ii. Steve for review of financials for Janey
 - iii. BN Trees for trimming trees by the pond.
 - d. Committee Signup sheets
 - i. It is much easier and extremely helpful to the board to keep up with the responsibilities with committees making recommendations and this encourages community input.
2. Irrigation and Landscaping updates
 - a. Valve responsibilities
 - i. There has been discussion the past few years. The Board has discussed this and has come up with a solution. It costs approximately \$300 dollars to replace the valve. This would either need to be assessed and voted on by the membership for a cost increase or could be handled by each homeowner without raising dues. The boards position is that the homeowners will be responsible for their own valves. If needing to replace a valve, please replace with a good valve and not with the cheapest one you can find.
 - b. Landscaping
 - i. The board has approved WD Yards for the 2025 landscaping for the neighborhood.
 - ii. Will have the trees sprayed for bugs.
 - iii. The board's responsibility is to "Keep the grass green and the water flowing." We are using a 2 cycle watering system off of 28 Rd. The greenbelt is looking good with the watering and WD Yards has been doing a good job with landscaping.
 - c. Dredging
 - i. Water filters having been clogging up recently. We are unsure what the cause it, but the pond will be dredged in 2025. We get dirty water coming through irrigation, but dredging should help remedy this situation. 50% of the pond was dredged 5 years ago. In 2025 we will fully dredge the pond. Dredging could cause damage to the landscaping due to heavy equipment.

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- ii. The irrigation water and pumps will be shut off on October 24th, 2024. Please remember to shut your valves off for this. The board does not have a recommendation for companies other than a vetted, trusted irrigation company.
3. Election of board members
- a. Nominations and elections of new board members for a two year term for 2025 and 2026
 - i. There are two people who have volunteered to be on the board. Thank you for volunteering.
 - 1. Teri Born
 - a. All in favor- Unanimous
 - b. All against- None
 - 2. Thomas Craig
 - a. All in favor-Unanimous
 - b. All against- None
 - 3. Bruce Myers is volunteering for an additional 1 year term for the 2025-2026 term.
 - a. All in favor- Unanimous
 - b. All against- None
 - 4. All three have been voted into the HOA Board.
4. Report on legal expenses
- a. There were some concerns that were raised about how the HOA is operating. We originally started with a \$1,000 budget to consult legal counsel. This ended up being a \$4,082 cost. This resulted in us continuing to operate as a Limited Expense Community. We can't raise membership dues more than \$400. The Board believes that this protects the community and keeps the costs down for the membership. There is nothing in documents stating that we went away from a limited expense community. The letter from legal counsel has been distributed to the membership at the meeting for review.
5. Financials
- a. Review 2024 Financials
 - i. Steve Urbach has provided a review of Janey's Books. This is just a review of cash disbursement and is looking for accuracy and peripheral information, organization and records. Steve's review shows that Janey has been doing an excellent job keeping the books. Thank you for all of your work Janey.
 - b. Review 2025 budget
 - i. We will be renewing the CD in November. Janey is anticipating approximately \$3000 added from the CD.

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- ii. Dues will not be raised in 2025.
 - iii. Motion to approve 2025 budget- Mr. Greg Guth
 - 1. Second – Bridget Eggleston
 - 2. All in favor- Unanimous
 - 3. Against- Nil.
6. Standing Committees for HOA membership
- a. Committees makes the HOA stronger and give more community input
 - b. Sign-up sheets for HOA committees.
 - i. ACC Committee
 - ii. Welcome Committee
 - iii. Irrigation and Common Areas Committee
 - iv. Nominations Committee
7. Open comments
- a. The paragraph added to the limited expense community will be added in the Declarations. This will need to be recorded with the County and the board will take care of this.
 - b. Concerns were raised about renters and knowing the governing documents
 - i. The owner is responsible for following the HOA rules.
 - ii. Due to time constraints with legal concerns this past year, the welcoming committee was not as prioritized and will be renewed this next year.
 - iii. All governing documents will be given to new homeowners in the neighborhood.
 - c. Concerns are asked about the park and pond at Hawthorne and Pagosa.
 - i. Higher traffic is a concern in this area and speed is a concern. Ways to reduce speeds are a priority. Speed bumps, lights, cross walks, etc. To keep our families and children safe.
 - ii. The board will investigate a way to reduce speed in this area.
 - iii. A process will be brought up regarding the speeds and pedestrian traffic. Bicycles are using our neighborhood on their routes since it is safer than riding on 28 Rd.
 - 1. Anita Sheets
 - a. Will be able to come up to board meetings to help with the process for pedestrian safety.
 - 2. Eric Mocko- Transportation engineer that a member has been emailing regarding speed in the area.
 - d. Meeting Adjourned

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Signed

Zach Leyda

Secretary

A handwritten signature in black ink, appearing to be 'Zach Leyda', is written over a horizontal line. The signature is stylized and cursive.