

# Grand View Homeowners Association Board Meeting Minutes

January 13, 2025

## 1. CALL TO ORDER

Board President Mary Stolle called the meeting to order at 5:00 p.m. on January 3, 2025.

## 2. ROLL CALL OF THE BOARD

**Present:** Mary Stolle - President and ACC Member  
Thomas Craig - Vice President  
John Silletto - Landscape Manager and ACC Chairman  
Bruce Myers - Irrigation Manager and ACC Member  
Teri Born - Secretary

**Also Present:** Janey Joslin - Finance

## 3. APPROVAL OF MINUTES OF THE LAST MEETING

The Board unanimously approved the minutes of the Board's last meeting held on December 14, 2024. The Minutes are posted on the HOA webpage.

## 4. FINANCIAL

Janey Joslin will be sending out the annual HOA Dues letter to all homeowners this month. There was a motion by Mary Stolle to add Thomas Craig, Vice President, to the signatures on financial transactions along with Mary Stolle and Janey Joslin, with a minimum of 2 signatures required. The motion seconded by Thomas Craig and was unanimously approved.

Janey also advised the Board that the water rates for irrigation will increase this year from the past year.

## 5. IRRIGATION

Bruce Myers is collecting a bid on dredging the silt pond for 2025. Sorter Construction's bid of \$12,000 for complete dredging on the large pond was approved and accepted. It is to be completed while the ground is frozen and prior to the irrigation water arrival this spring.

WD Landscape will return for the 2025 season to maintain the common grounds.

Bruce Myers informed the Board members that the pond is set up as a gravity drain while the common area is set up with an ISO Valve to blow out the line when needed and/or in the fall. The location of the ISO Valve was identified.

## 6. LANDSCAPE

There was a discussion on memorial trees along with the type of trees that can be planted. Three were chosen: Kentucky Coffee Tree, Honey Locust, and Hawthorne. The memorial trees will be purchased by the family along with any planting material need. Planting of the tree and a

plaque with the name in honor will be provided by the HOA. Size and location of the tree will be determined at the time of request.

#### 7. OTHER BUSINESS

There was a review and discussion with the ongoing issue of Limited Expense Planned Community Act -vs- Colorado Common Interest Ownership Act. It was determined and confirmed that we are under the Limited Expense Planned Community Act which has a current cap of \$400 on annual HOA dues. It allows a lien on property for delinquent dues. There was a motion by Thomas Craig for Grand View HOA to stay under the Limited Expense Planned Community Act and Mary Stolle seconded the motion.

Mary Stolle is looking for a company to create a new "V" for the Grand View sign located at 28th and Hawthorne Street. She was given the name of the (possible) company that made it and will be following up with that lead.

#### 8. NEXT MEETING DATE

The next Board Meeting will be held at 10:00 a.m. on Saturday, April 26, 2025 at Four Winds Coffee & Tea Shop. The address is 1235 Bookcliff Ave. Anyone who would like to attend is welcome.

A motion to adjourn by Thomas Craig and was seconded by Bruce Myers. The meeting was adjourned at 6:08 p.m.



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Teri Born, Secretary

Date

