

Grand View HOA Minutes

May 2, 2026

Roll Call of the Board

Present: Thomas Craig – President

Mary Stolle – Vice President and ACC Member

John Silletto – Irrigation & Landscape Manager and ACC Chairman

Bill Rash – Member at Large

Teri Born – Secretary

Also Present: Katherine Hardwick – Finance Manager

The meeting was called to order at 1:10 p.m. with Thomas presiding over conference call.

Finance Report:

Katherine presented to the Board a copy of the Profit and Loss Report for January 1 – May 2, 2026, along with a copy of the Balance Sheet dated May 2, 2026. A copy of the reports are attached.

The water expense is higher than normal due to the increase in irrigation water fees charged per household. The Board previously voted to absorb half of the increase for this year's fee, due to the late notice of the increased rate.

Currently, there are 3 households that have not paid their annual HOA dues. One additional household is making installment payments while the house is on the market to sell. There will be liens applied to the homeowner's property for the households who have not complied with the HOA dues.

It was discussed about purchasing a new pump, as a back-up, for the irrigation system at an estimated cost of \$7,000. Katherine advised we would be best waiting till next year for the purchase.

Irrigation and Landscape:

Due to the county's drought situation, the Board is advising all homeowners to conserve watering their lawns. An email was sent out along with letters to each homeowner with guidelines of a 1-2-3 conservation schedule.

John notified WD Yards of our recommendation of watering 2 times per week for the month of May, with an increase of 3 days per week starting in June.

There was a break in the irrigation pipe, and it was flooding a homeowner's backyard. A sump pump was purchased to help remove the water before WD Yards could repair the pipe.

In February, there was an incident with one household who parked a large motorhome on the side of their driveway. John notified the family that this is against our covenants and if it is to remain on their premises, it must be parked behind the fence. As the vehicle was too large to fit behind the fence, and due to family circumstances, an agreement was made that the vehicle would be gone by the end of March. Both John and Mary had a follow-up meeting with the homeowners in mid-April to remind them of the agreement and asked that the vehicle be removed from the side of the driveway. The homeowners have complied.

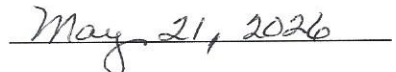
John will be painting the gazebo, weather permitting, in May. He will be asking for volunteers.

Reminder: Improvement Applications for any exterior work on your house or property must be submitted to John. You can find the application on our website.

The meeting was adjourned at 2:05 p.m.



Teri Born, Secretary



Date