

Grand View HOA Minutes

September 12, 2026

Roll Call of the Board

Present: Thomas Craig – President

Mary Stolle – Vice President and ACC Member

Bill Rash – Member at Large

Teri Born – Secretary

Absent: John Silletto – Irrigation & Landscape Manager and ACC Member

Also Present: Katherine Hardwick – Financial Manager

Approval Of Minutes: The meeting was called to order at 10:10 a.m. The board unanimously approved the minutes from the previous meeting held on July 11, 2026. The Minutes are posted on the HOA Web page.

Financial Report: Katherine presented and reviewed a Profit and Loss report for January 2026 through September 11, 2026, along with a Proposed Budget for 2027. It was decided to increase Lawn and Ground Maintenance by 10%, anticipating an increase for next year. Katherine included a Balance Sheet as of September 11, 2026 showing our Total Current Assets of \$97,432.14. This includes:

CD Account \$64,832.95

Checking Account \$22,228.91

Reserve Account \$10,370.28

HOA Dues: At the time of this meeting (September 12), we do not know if Grand Valley Water will be assessing homeowners the additional \$50 per household fee for next year. We hope to have that information by our annual HOA meeting in October. As per our by-laws, we cannot increase our dues by more than 10% per year. There will be a proposal at the annual meeting for this increase for 2027. In addition, there will be a discussion on the need to change our by-laws that would allow an increase due to any fees or assessments

that arise from unexpected circumstances. Any unforeseen fees that would be asset to the HOA would then deplete our reserves.

Landscape Maintenance: There were 4 major breaks this past year in our irrigation system. Due to the 25-year age, we can expect repairs. With WD Yards showing a quick response to our emergency needs and their fees are within the average range of other landscaping companies, they will remain our landscape/irrigation company for the year 2027.

Financial: It was discussed and unanimously approved for an increase in salary for the financial manager to \$350 per month.

Annual HOA Meeting: The annual HOA meeting is scheduled on October 27, 2026 @6:30 p.m. It will be held at the Nazarene Church on 28th & Patterson Rd. There will be an election for 2 new board members.

The meeting was adjourned at 11:43 a.m.



Teri Born, Secretary



Date