

## **Board of Directors Meeting**

**April 16, 2021**

Board members present: Mike Piacentino, Bruce Little, Kevin Powers, Donna Michelsen, Charlotte Elliott, Jeff Simek, William Varney, George Krul

Guests: Len Esckew, Dick Peterson, David McVadon, Pat Watters

### **The Board of Directors meeting was called to order at 9:12am.**

Statement by Len Esckew that there is an urgent situation at the lake. The liner is slipping down past the water level on both sides. Lake Committee received an estimate of \$1900 to hydroseed and plug by hand the grass area on the sides of the lake from Van Hemphill. This is a discounted price contingent on him being allowed to pump water from the lake for GVP projects. Because the price was over \$1000, the Lake Committee was instructed to get another bid before moving ahead.

**Motion** by Bill Varney and seconded by George Krul to allow hydroseeding contractor Van Hemphill to pump water from the lake for hydroseeding purposes within Grandview Peaks. All in Favor.

Statement by Dick Peterson – he is concerned that we are sending mixed messages by instructing our residents to carry out their own trash while still providing trash cans at the lake. Lake committee will be instructed to review situation and make a recommendation. Dick is also concerned that the community is starting to lose its identity by allowing different types of exterior siding and colors. Decision was made that three members of the board will decide on an approved color palate to give to the Architectural Review Committee.

Statement by David McVadon – would like for the Board to amend the by-laws to state that the board is not authorized to act contrary to any legal advice or opinion. He requests that the board members be held personally liable for any negative consequences stemming from a decision made that is against legal advice. David would like the board to put a mechanism in place so that the POA does not get involved in another lawsuit.

**Motion** to approve minutes from March 12, 2021 made by George Krul and seconded by Jeff Simek. All in Favor.

Financial Review: 2022 budget should be prepared by the end of this summer. Liaisons to Road, Lake and Landscape committees should get their committee's budget projections.

### **Manager's Report:**

- Gate Committee meeting scheduled for April 21<sup>st</sup>.
- Articles of Incorporation for GVP Property Owners Association. Matter is still unclear on why it is not a 501(c)3– tabled for future discussion.
- Volunteer liability waiver form – may need to revise form before using it.
- Adopt-a -Highway – renewal of contract will be carried out by Road Committee.
- Quote for replacement of gate hinges was approved. Waiting for installation.
- Privy septic pumping is scheduled for April.
- Transfer of deeds of common areas is delayed. One half acre tract needs a description.
- New Post Office boxes have been installed
- Bear Resistant Trash receptacle has been installed.
- Erosion of hiking trail has been inspected by trail committee. They will provide recommendation for resolving any issues.
- Lot 480 RV screening is inadequate – working with homeowner.
- Lot 451 – ARC Application has been approved.
- Joe Michelin rescinded his resignation as Covenant Committee chairperson.

**The Board entered Executive Session at 10:30 to discuss personnel issues – specifically nominees to fill vacant board position.**

**The Board exited Executive Session at 10:42.**

**Motion** to offer Board position to Greg Dempers made by the nominating committee and seconded by George Krul.

All in Favor.

## **New Business:**

Discussion on the extent the Board wishes to enforce the restrictive covenants. As of now, complaints are addressed as they come in. Do we want the covenants committee to perform routine inspections to look for violations? Consensus was for the Covenants Committee to **NOT** perform routine inspections.

## **Old Business:**

Road Safety Working Group report: Several of the “quick fixes” have been completed.

New email address for Julie Gonzales – Communication Committee will send out a notice to the community. Address will be changed on Community web page.

Weight limit restriction on roads – tabled for future discussion.

Internet Option – tabled for future discussion.

Board Handbook – still under construction.

## **Committee Updates:**

*Covenant Committee* – Inspection schedule has been re-established. High cost of construction and construction materials are slowing projects down. Along with construction violations, if other covenant violations are found during the 12-month inspection (such as inadequate RV screening), a letter will be sent to the property owner notifying them of the violation.

*Communication Committee* – Board dispensed with quarterly newsletter. Discussion on what should be included on GVP website calendar such as committee meetings held at the pavilion. Even though certain groups may be meeting at the pavilion, that does not preclude any group or individual from using that area.

*Architectural Review Committee* – covered in Old Business.

*Landscape Committee* – Work Order system has a method to document any unsatisfactory or incomplete work. Monthly report to the Board from Landscape Committee should include a summary of work done according to the work orders.

*Lake Committee* – Trash removal and cleaning of privy needs to be addressed. A detailed job description for taking on these tasks was presented. Tasks should take no more than 4 hours a month in summer and 2 hours a month in winter.

**Motion** to pay Lotti Poppell \$125/month from May through November and \$50/month from December through April for pavilion and privy cleaning and lake area trash removal. All in Favor.

*Social Committee* – May Day Pot Luck is scheduled for Saturday, May 1<sup>st</sup>. Holiday party is scheduled for December 11<sup>th</sup>. Committee is considering resuming Friday Night Socials, Bingo Nights, and Trivia Nights. All covid restrictions are being followed. Social Committee is self-funded so no money from the annual assessments is being used for Social Committee sponsored events.

*Nominating Committee* - table until August 2021.

*Road Committee* – All roadways have been inspected. Will evaluate the need to do any crack sealing in 2021. Issue on Coal Pit is considered a “road failure”. Will evaluate what needs to be done in order to repair it. No other road repairs are scheduled for this year.

**Motion** to adjourn made by Jeff Simek and seconded by Bruce Little made at 1:15pm.