

Board of Directors Meeting

November 11, 2022

Board Members Present: Kevin Powers, Jeff Simek, Sandy Tierney, Lindsay Van Wijerden, George Krul, Greg Dempers and Brian Mahaffey

Also present: Julie Gonzalez

The Board of Directors meeting was called to order at 9:03 AM by Kevin Powers

Motion made by Greg Dempers and 2nd by Brian Mahaffey for approval of Meeting Minutes from October 15, 2022. All in favor.

Financial Review: by Lindsay Van Wijerden

- As of October, on track to hit annual 2022 budget
- Continue to review interest rates
- An option to open CD with higher interest rates
 - will send out prior to next Board mtg
- Operation budget to fund reserves is good

Manager's Report: by Julie Gonzales

- Owners Portal:
 - Post January's assessment – 2nd wk in December
 - If not paid by the 1st of the year – they will be mailed
 - Payment through the portal – no fee if accounting info is entered

New Business:

- Water Pump / Waterfall at GVP entrance – Dean and Pedro will take care of the plumbing. Suggested to buy pump with either a 3- or 5-year warranty and with a timer. – Greg Dempers will handle.
- Painting completed on Entrance sign to match fence

Old Business:

- Lake Liner, Maintenance and Fountain replacements – TBD
 - To replace fountains – use reserves
- Gate Replacement – TBD
 - Old gate will be put at the outside of the chimney by Pavilion
- Trimming of Yellow Mop Hedge – TBD – Greg Dempers to follow up
- Dead tree at Gate – completed
- Landis Easement – Julie will put together a presentation to bring to Landis
- Survey Results – posted to website
 - Not enough votes, no further action will be done.
 - Website on HOA express to include Buy/Sell, Upload Financial Statement, Pet Directory etc.
 - Pending until Julie goes live on website
- Todd Black has transferred the deeds to GVP

Committee Updates

Landscaping Committee:

- Rip/Rap, seeding done
- Rock wall at Pavilion needs repair – TBD
- Road mirror to be placed by Grandview Peaks Loop / Drive – TBD
- Lake sign to be painted – TBD
- Suggested list of all open W/Os have landscapers' signature and completion date

Roadway Committee:

- Snow removal contract – EPM provided a proposal for \$8500 for the season. Motion made by Sandy Tierney to approve and 2nd by George Krul. All in favor.

Gate Committee:

- Pending – will update once new gate is installed.

Lake Committee:

- Michael Piacention to provide a management report – TBD
- Request for donations to stock fish in Lake has been posted to the website

Covenants Committee

- Lots have been notified and fines implemented that are not in compliance.
- Letters sent to Lots that have upcoming inspections to ensure compliance.

Next Board Meeting scheduled for December 9, 2022 – Location TBD

Motion to adjourn meeting made by Greg Dempers and 2nd by George Krul at 11:14 AM.