

Board of Directors Meeting

July 08, 2022

Board Members Present: Jeff Simek, Kevin Powers, Charlotte Elliott, George Krul, Greg Dempers, Lindsay Van Wijerden, Sandy Tierney

Also present: Julie Gonzalez

The Board of Directors meeting was called to order at 9:04 AM

Motion made by George Krul and 2nd by Greg Dempers for approval of Meeting Minutes from May 13, 2022 and June 10, 2022. All in favor.

Financial Review: by Lindsay Van Wijerden and Julie Gonzales

- On line account open at TD Bank for reserves
- \$90,000.00 to be transferred to TD Bank. Motion made by Lindsay Van Wijerden and 2nd by Sandy Tierney. All in favor.
- Revenue projected, nothing unusual
- Expenses – 52 % of the budget, no reserve used from last month.
- Impact fees are at 10 applicants
- Preparing 2023 costs, majority of the expenses are for Landscaping, roadways and lake.
- Waiting for list from Committees for recommendations and cost for 2023.

Manager's Report: by Julie Gonzales

- Transfer of Reserve Savings of \$20,574.00 will be transferred monthly.
- TD Bank Reserve – Bank signature cards are complete.

Old Business:

- Lot 390 No Trespassing Sign will be removed. A work order will be issued.
- Lake Liner proposal from Chesapeake is on hold pending further recommendations from other companies.
- Gate Incident – will go with a new gate instead of repairing old gate. Motion made by Kevin Powers 2nd by Charlotte Elliott. All in favor.
- Lake Overflow Pipe and Spillway request update by George Krul. A quote will be requested by Greg Dempers to have overflow pipe redirected out of George Krul's property. Motion made by Sandy Tierney and 2nd by Charlotte Elliott. 5 in favor, 1 oppose and 1 abstained.
- Lots non-compliant and fine to be imposed. Motion made by Sandy Tierney to go with the Covenant Committee's recommendation. 2nd by George Krul. All in favor.

New Business:

- Speed bumps will be put at stop sign leaving GVP.
- Trees will be trimmed back for better visibility at entrance of GVP.
- Jeff Simek will send out communication on the status of the Gate and Speed bumps.
- RV screening – Lot 380. Screen required to have RV completely out of view. Refer to <https://www.grandviewpeaks.org> under Section: Covenant Rules and Reminders.
- Lot 32 will be up for foreclosure, sale August 12.

Committee Updates

Landscaping Committee:

- Greg Dempers to send out items that have been completed
- Sign directing traffic to the lake – work order has been issued.

Arc Committee:

- No action required by Board

Roadway Committee:

- No new updates

Gate Committee:

- Waiting for Check from insurance company. New Gate will be purchased.

Lake Committee:

- Lake liner repair. Exposed liner should be addressed during the fall of '22 and early spring '23.
- Committee recommends that we build and install (via volunteers) a dog ramp.
- Committee recommends installing a post and bird house to house a dog poop bag station.
- Inspection of Pavilion- Committee recommends that Board reaches out to Brad Powell (property owner and the original contractor) and ask if he would inspect the pavilion and suggest needed repairs, if any.
- board looked favorably on a concept to build a "launch dock" near the electrical box to the right of the beach area and asked the lake committee for greater detail, a full plan and estimated budget.

Motion to adjourn meeting made by Greg Dempers and 2nd by Kevin Powers at 11:00 AM.