

Grandview Peaks POA

Annual Meeting of the Membership and Board of Directors

October 16, 2021

The Annual Meeting of the Membership was held on Saturday, October 16, 2021 at 9:30am at the Pavilion. A quorum of the membership was established in person and by proxy totaling 110 property owners.

Board Members Present: Jeff Simek, Kevin Powers, Donna Michelsen, Charlotte Elliott, George Krul, Greg Dempers, Bill Varney.

President Jeff Simek called the meeting to order at 9:30am.

Motion to approve minutes from October 31, 2020 meeting. Jeff Simek waived the reading of the minutes by unanimous consent. Motion to approve made by Donna Dorworth and seconded by Lois Varney. All in Favor.

President Jeff Simek introduced current Board Members.

President Jeff Simek presented the highlights of the year's issues:

- Confidentiality, including a review of the new Privacy Policy
- New Landscaping Contract, citing the settlement of the lawsuit that was filed against the POA and the adoption of a new Landscape Contract

Treasurer's Report by Kevin Powers: Revenues for 2021 were negatively affected by 2 significant factors:

- A shortfall in expected Impact fees
- Number of billable lots as property owners purchased adjacent lots removing them from the assessment rolls.

The increase of \$163 in assessment fees is broken down generally as follows:

- \$69.00 – Cost of Landscape Contract
- \$45.00 – Payment to Reserve Account
- \$18.00 – Lower number of properties subject to assessment fees
- \$16.00 – Less impact fees collected than expected
- \$15.00 – General increase in expenses

A series of questions related to the 2022 Budget were asked and answered. A suggestion was made that the Board should host a Town Hall style meeting before the budget process begins next summer in order to discuss budget priorities and allocations for the 2023 Budget.

The 2022 Budget as presented was ratified. Three members opposed the Budget ratification.

An overview of the nominating process for Board members was presented by Kevin Powers.

With six declared candidates (all incumbent Board members) running for seven available positions, per policy and procedure, all six were seated by Acclamation:

Jeff Simek
Kevin Powers
Charlotte Elliott
Bill Varney
George Krul
Greg Dempers

The Nominating Committee said it would begin actively soliciting the community for volunteers interested in an appointment to fill the seventh seat on the Board.

Acknowledgement of the various Committees that support the Board throughout the year:

- Kevin Powers provided an update on the Road Committee and the Covenants Committee
- Greg Dempers presented on behalf of the Landscaping and Lake Committees
- Simeon Morfe spoke on behalf of the Gate Committee
- The contributions of the Architectural Review Committee were also acknowledged

Questions on the policies, progress and procedures of the various Committees were asked and answered.

The ad-hoc organizations and groups operating independent of the POA, including the Social Committee, Welcome Committee, Neighborhood Watch, and all of the various clubs and organizations that serve the community were thanked for their contributions to the quality of life at Grandview Peaks.

A Motion was made by member Mark Corradino to amend the By-laws Article VI Section IV to read as follows:

“These By-Laws may only be amended or repealed, and new By-Laws may be adopted by affirmative vote of the majority of lot owners present at the annual meeting”

The Motion was ruled Out of Order by President Jeff Simek on procedural grounds:
Under the legally binding By-Laws, currently only the Board may consider such amendments.

Nichi Nybeck addressed the concern of unauthorized users of the lake and pavilion. She noted that the situation has improved this year. She encouraged all property owners to use their resident ID Tag while down at the Lake/Pavilion area.

Motion to adjourn made 11:51am by Mark Corradino and seconded by Donna Dorworth.
Motion approved without objection.