

Minutes of the Grandview Lot Owners Association
Board of Directors
June 17, 2021

The regular board meeting was held via Zoom on June 17, 2021. The meeting was called to order at 7:00 p.m. In attendance were: Tom Schroeder, Todd Harris, Jason Carroll, Patty Hannasch, Margaret Powers, Michelle Aton, Cindy Bartlett, Robert White and Beth Ann Dismore. Kevin Niceley and Bill DeVries were absent.

President's Report - Margaret Powers

A motion was made to approve the minutes from the May board meeting. The motion was approved.

The new employee handbook was sent to the board for pre-read. There were a few items that need to be clarified and or changed. **Action Items:** Margaret will work with Tom to make these changes. An updated copy of the handbook will be sent to the board for electronic approval. Once approved, the handbook will be given to each of the new lake safety officers.

Lake Manager—Todd Harris

Todd reported on items for the WWTP that would be paid for from the MR&R fund. Jason Combs, the WWTP operator, would like GLOA to purchase replacement parts for PLC system. It would be more economical to have replacement parts on hand rather than replacing the entire system. A motion was made to purchase the replacement parts that were outlined in Todd's pre-reading materials. The motion was approved. **Action Item:** Todd will work with BL Anderson to order.

General Updates

- Todd updated the board on the enclosure for the WWTP that would help with shade in the summer months and freezing in the winter months. Jason Combs is recommending an awning type structure instead of an enclosure. This would make a substantial reduction in the amount for this project on the MR&R budget.
- Todd attended the DIRT (Dam Information Resources and Training) conference.

Treasurer's Report—Tom Schroeder

Tom reviewed the May financials provided with this month's pre-reading.

Land Use – Michelle Aton

Dawn Slack, Director of Stewardship of The Nature Conservancy, will be meeting with Land Use members June 25 at 11:30 am at Michelle's, 5551 S Poplar Dr. and interested Board members are invited to attend.

Lake Safety – Jason Carroll

Jason reported that:

1. He has six (6) candidates for Lake Safety officers. Two (2) are signed up for training this weekend weather permitting. No officers will be on the lake safety boat alone until they are trained.
2. The Lake Safety Committee members at this time are Todd, Jason, and Rick Feltman.
3. Violation updates: Violations are split between guests and family members. One lot is on the cusp of suspension as a habitual offender (Jet ski safety issue).
4. The radar device that Jason borrowed is working well and accurate when measuring speed of a boat coming straight at you. With boats coming at an angle, the radar gun reports a lower than actual speed. He would like to purchase one for Grandview at a cost of approximately \$1,200. At the April board meeting approval was given for him to spend up to \$1,500 on a radar gun after review of the results of the test. Based on Jason's report, it was agreed that he should purchase a radar gun for GLOA.
5. Jason is still looking for a new lake safety boat. He has determined the kind he wants, but boats are hard to find at this time. He is trying to find a used boat to lower the cost.
6. A new AED needs to be purchased. The one that GLOA has isn't working properly. A new battery was purchased, but it still isn't working as it should. Todd is looking into purchasing a new AED. The cost estimate is approximately \$1,200.

Margaret thanked Jason for the time he has spent the past few weeks working on the documents for use with the Lake Safety Officers.

Architecture—Cindy Bartlett

Cindy would like to clarify language about boat dock and boat lifts. **Action Item:** The subcommittee identified in April will work on that language and bring to the July meeting.

Cindy noted that there are some discrepancies between the policies on the spreadsheet and the procedures. Information on accessory dwelling and accessory structures are on the spreadsheet, but not in the procedures.

New Business

Margaret informed the board that Max Henry has asked the Bartholomew County Zoning Board to re-docket the request for his property on Bellsville Pike prior to the standard one-year waiting period. If his request is approved at the Zoning Board's June 21, 2021 meeting, a new variance hearing will be held at a subsequent meeting.

With no further business to come before the Board, the meeting moved to an Executive Session.

Submitted by:
Beth Ann Dismore
Office Manager