

**Minutes of the Grandview Lot Owners Association
Board of Directors
July 15, 2021**

The regular board meeting was held via Zoom on July 15, 2021. The meeting was called to order at 7:00 p.m. In attendance were: Tom Schroeder, Jason Carroll, Patty Hannasch, Margaret Powers, Michelle Aton, Cindy Bartlett, Robert White Kevin Niceley, Bill DeVries and Beth Ann Dismore. Todd Harris was on vacation.

Guest: Jim Riffle

President's Report - Margaret Powers

A motion was made and seconded to approve the minutes from the June board meeting. The motion was approved.

The new employee handbook was sent to the board for pre-read. A few items were clarified and/or changed. Item 3.8, the second sentence of the second paragraph will be changed to read: "Selection of Lake Safety Officers will be handled by the Lake Safety Committee with final approval to be obtained from the Board of Directors." A motion was made and seconded to approve the employee handbook with the change to Section 3.8. The motion was approved.

The following procedures were reviewed:

- Architecture 001 – Architecture Approval
- Architecture 003 – Lakefront and Overwater Structures
- Lake 001 – Lake Use Regulations
- GLOA 001 – Procedure and Work Instruction Authority and Objectives
- GLOA 002 – Signs

A motion was made and seconded to approve these procedures. The motion passed.

Action Item:

1. The board will continue to review these and other procedures for additional changes.
2. Patty, Tom, Cindy and Margaret will review Architecture 003 along with the minutes from the October and November 2017 meeting minutes that dealt with changes to this procedure.

Insurance Update—John Auld has been in contact with Tom about the GLOA insurance coverage. Cincinnati Insurance has reconsidered the 14 million umbrella liability policy. In addition to the 7 million that GLOA has now an additional 7 million can be purchased for \$27,717 effective to the original date of the policy. After discussion there was a motion to purchase the extra insurance for total coverage of 14 million to the original effective date. The motion was seconded and approved. **Action Item:** Tom contact John Auld, Franklin Insurance, to finalize the purchase.

Lake Manager—Margaret reported in Todd's absence

Trib 2 culvert: A lot owner called Margaret about debris under their dock after a heavy rain. Todd has told lot owners that it is their responsibility to take care of something like this. The board agreed it is part of living on a lake. Margaret will follow up with Todd about talking to John Shaw for his recommendations for trapping debris before entering the lake and also about the frequency that the trash racks are cleaned out.

Schumaker, Lot 243A: They requested the buoy be moved out further because of erosion on their shoreline. The board discussed the design of their shoreline and the need for more rip rap and felt it was more of a design issue. **Action Item:** Margaret will work with Todd on a response to the Schumakers.

Treasurer's Report—Tom Schroeder

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

The 2022 budget was reviewed. **Action Item:** Tom will make the following changes for next month's review and approval by the board.

2022 Budget additions:

Fireworks: 15% increase from current contract amount. (3-year contract expired after this year's fireworks).

Land Use: \$5,000 increase above preliminary budget for tree removal

Community Activities: Additional \$1,000 above preliminary budget to fund an additional activity.

Lake Safety (for MR&R estimate to be considered at August board meeting): Six more buoys each of the next two years will be purchased at approximately \$700 ea. Two buoys per year will be purchased thereafter.

Siltation should not be decreased as originally proposed since more frequent tributary cleanings appear to be necessary. Keep at the 2021 budget number of \$22,500

Donations: Southwest and Harrison Twp Fire Departments. \$500 donations to be made to each department plus an additional \$500 to Southwest for covering the fireworks.

Land Use – Michelle Aton

Henry Tadd, son of Steve & Allison Tadd, has submitted a proposal for his Eagle Scout Project for board approval. He plans to build a purple martin house and install it near the gas dock. A motion was made and seconded to approve the project with Todd's help with the location. The motion was approved. **Action Item:** Michelle will be in contact with Henry with questions on cleaning and maintenance. It was also noted that it should be placed on the north side of the gas dock—not on the earth section of the dam

Lake Safety – Jason Carroll

Jason reported that:

1. He has four (4) Lake Safety officers. All are volunteer firemen at Southwest Volunteer Fire Department. They are:

Thomas Joseph (Joey) Perry

Matthew Perry

Steve LaRue

Tim Morris

All were given the job description. Each person has provided a resume that was reviewed by the Lake Safety Committee. We have completed reference checks, a background check and provided them with a training manual. Jason has ridden with them in the patrol boat. A motion was made and seconded that the Board approve the hiring of the four (4) individuals listed as Lake Safety Officers. The motion passed.

2. Violation Update: So far this year there have been minimal tubing issues. Speed and 360s on jet skis have been the biggest issue this year.
3. Wake board boats appear to have ballasts; however, there is no way to verify or prove.
Action item: Lake Safety Committee to propose a solution—may require lot owner vote at annual meeting.
4. Two buoys are missing. One was recovered and one is still missing. It was noted that personal buoys are hard to see.

Community Activities—Patty Hannasch

Patty has been approached by a couple of families asking about having a family picnic on the dam. Spencer Thompson will provide grills for the event. There would be no parking for boats. Lot owners would have to come by car and park at the GLOA office lot. A motion was made and seconded to have a family picnic on July 31st. The motion was passed. **Action item:** Patty will check into a tent, bouncy house and toters for trash.

Architecture—Cindy Bartlett

There have been 12 submittals since the last board meeting. Eight of these were for boat lifts.

Wasserman, Lot 195B, has been on hold. Cindy has asked him to separate his application for a dock and a boat lift. She has approved his dock application. She will suggest that he re submit his application for the boat lift and ask for a variance.

Office Manager—Beth Ann Dismore

There are a total of four (4) lot owners that owe their MR&R fees. One of the four is making payments.

In the past we have given Southwest Fire Department a \$300 donation for having firefighters and their truck at Grandview during the fireworks show. There was discussion about the amount. A motion was made and seconded to send a \$500 donation for their presence at the July 3rd fireworks show to the Southwest Volunteer Fire Department and checks for \$500 each

as a donation to both the Harrison Township and Southwest Volunteer Fire Departments. The motion passed. **Action Item:** Beth Ann will prepare three checks for the two fire departments.

New Business

Tom recommended and made a motion that the three (3) lot owners that have not paid their MR&R fee be turned over for collections and their membership rights and use of lake and recreation areas be suspended. The motion was seconded and passed. **Action Item:** Letters need to be prepared and sent to the three lot owners informing them of this. After 10 days if there is no response, they will be turned over to collections. Revocation of membership rights and use of lake and recreation areas will be suspended upon mailing the letters, and after 10 days if there is no response, they will be turned over to collections.

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

Submitted by:
Beth Ann Dismore
Office Manager