

**Minutes of the Grandview Lot Owners Association  
Board of Directors  
August 19, 2021**

The regular board meeting was held via Zoom on August 19, 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, Bill DeVries, Todd Harris and Beth Ann Dismore. Kevin Niceley was absent  
Guest: Jim Riffle & Don Lucas

**President's Report - Margaret Powers**

A motion was made and seconded to approve the minutes from the July board meeting with the following change on the Treasurer's Report:

*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.*

The motion was approved.

The architectural application has been updated with a proposal from Greg Chandler. The application was reviewed by the board. A motion was made and seconded to accept the changes. The motion passed. **Action Item:** Margaret asked Todd to put the revised application on the GLOA website as soon as possible.

The following procedures were reviewed:

Architecture 002 – Dredging

Lake 004 – Lake Rules Enforcement and Disciplinary Actions

Revise 4.3.a to delete the two sentences starting "They must come with..." and ending with "...another copy at \$5.00 each." It was noted that the video is available on the GLOA website.

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

**Action Item:** Todd will update the GLOA website with the updated procedures.

Zoning Variance Applications —Margaret updated the board about hearing from many lot owners who felt the hearing information should have been in the newsletter to inform all lot owners as only some of the lot owners received this information by mail. In the future a notice will be included in the GLOA newsletter as a "for information only" item.

**Action Item:** Margaret will draft a board resolution detailing the board practice for informing lot owners of zoning variance hearings.

Succession plans—Jason Carroll, Kevin Niceley and Margaret Powers board terms end in 2021. Margaret encouraged the board to talk to other lot owners that may be interested in running for the board. A couple of names were mentioned as possible candidates.

### **Architecture—Cindy Bartlett**

There have been 7 submittals since the last board meeting.

A copy of the architectural approval letter that includes information recommended by the GLOA attorney, Greg Chandler, was approved by the board.

There was a lengthy discussion on proposed additional language regarding the intent of allowing for variances being added to Architecture 003 that was approved at the July board meeting. **Action item:** Cindy will work with the Architecture Committee to bring a recommendation to the September board meeting.

### **Spillway Project—Bill DeVries**

Bill reported on the Technical Advisory Committee (TAC) meeting. The committee is recommending that Regional Services represent GLOA and act on our behalf, working with the TAC, to oversee the design and construction of the new spillway. The board would choose the contractor to do the work.

The committee is also recommending that the work be done sooner rather than later. The construction estimate is approximately \$500,000 plus an additional \$150,000 for all engineering costs primarily the engineering work performed by the chosen firm, and also including the fee that Regional Services will receive for their role in choosing a firm and approving a design, contract review, monitoring of construction and progress payments, etc. A motion was made and accepted to move forward on this project. The motion was approved.

**Action Item:** Todd will work with John Shaw on moving forward with RFQ.

The TAC also brought up the question of a lake draw down this fall for maintenance on water structures. Ideally this should be done before the ground freezes. The lake is below pool now. Once the level below pool is determined to be ideal the lake will be lowered and maintained to this point from October 1 to November 15. **Action Items:** Todd will consult with John Shaw on the number of inches below pool the lake should be lowered and determine exactly where the level is now. Beth Ann will have information in the GLOA newsletter prior to October 1<sup>st</sup> informing the lot owners regarding the lake level.

### **Treasurer's Report—Tom Schroeder**

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

The 2022 operating budget was reviewed with an 8% increase. A motion was made and seconded to approve the proposed budget for presentation at the annual meeting. The motion was approved.

The 2020 MR&R contribution is recommended at \$1,000. A motion was made and seconded to approved the \$1,000 amount for 2022 for presentation at the annual meeting. The motion was approved.

#### **Land Use – Michelle Aton**

Deer Hunt—A motion was made and seconded to conduct the deer hunt this fall. The motion was approved. **Action Item:** Michelle will be in contact with Sonny Stahl regarding dates for the hunt.

Michelle, Todd and John Cord have tagged approximately 15 trees that need to be removed on Sawmill Road. She has an estimate for \$4,900. This amount exceeds the money she has left in the Land Use budget. A motion was made and seconded to proceed with the tree removal. The motion was approved.

#### **Lake Safety – Jason Carroll**

Jason will have some lake safety procedure changes for the board to consider at the September board meeting

#### **Community Activities—Patty Hannasch**

Patty reported that the July 31<sup>st</sup> family picnic was a success despite the weather. 80 people attended. Families enjoyed the water slide and jousting ring. A taco buffet was served. Thank you to Carrie Pumphrey, Mandy Wyant and Sara White for help in planning, set up and clean up. She plans for this to be an annual event along with a summer concert.

#### **Office Manager—Beth Ann Dismore**

Reports will be needed for the annual meeting mailing from the board members. Deadline to submit reports to Beth Ann is September 16<sup>th</sup>, the date of the September board meeting.

**Action Item:** Beth Ann will email last year's reports to the board members for their information.

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

Submitted by:  
Beth Ann Dismore  
Office Manager