

Minutes of the Grandview Lot Owners Association
Board of Directors
September 16, 2021

The regular board meeting was held via Zoom on September 16, 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, Kevin Niceley Todd Harris and Beth Ann Dismore.

President's Report - Margaret Powers

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

A board resolution was presented to the board for approval. This resolution states that GLOA will notify all members up receipt of a notice of Zoning Variance Hearings for land adjacent to GLOA property. This notification will be via an email newsletter as a "For Your Information" item with hard copies mailed via U.S. Mail to those members who do not have an email address on file.

The resolution as presented included signature lines for all of the board members signatures. The only signatures needed are the board president and the board secretary.

A motion was made and seconded to accept the resolution with the signature changes. The motion was approved. **Action Item:** The document will be updated with the proper signature lines.

A lot owner brought to the board their concern regarding the annual meeting ballots. Because the ballots are signed, they are proposing that this information be on a separate page and removed prior to the ballot being counted. In the past the ballots were counted by the office manager and verified by board members at the annual meeting. However, last year with the meeting being held by Zoom the lake manager verified the votes on Monday after the annual meeting. In this case no lot owners were involved in the counting of the votes. After board discussion the votes will continue to be counted by office personnel and not lot owners.

Action Item: The lot owner will be advised of the board decision.

Lake Manager—Todd Harris

Todd reported that the cost of the fireworks for a three-year contract will increase to \$14,000 for years 2022 and 2023 and \$15,000 for 2024. This price will also include additional enhancements. Tom asked about signing a two-year contract instead of a three-year contract. He also asked Todd to check on Melrose's insurance coverage. Todd will contact Melrose and bring back additional information to the board at the October meeting.

A new monitor was purchased for the GLOA office to replace one of Beth Ann's monitors.

The drop structure at the dam needs repair. Todd is estimating this will be done in the next month with an approximate cost of \$1,000.

There was a question if Todd had received the watershed report from John Shaw, Regional Services. **Action Item:** Todd will follow up with John.

Trib 3—Additional work is being done at Trib 3 where the heavy rains washed away the grass seed that was planted. This work will fit into the existing budget.

Treasurer's Report—Tom Schroeder

Tom reviewed the August financials provided with this month's pre-reading. He reported that the Safety Patrol budget was under budget approximately \$8,000. At this time, he is estimating to be over budget at year end by \$13,000-\$14,000.

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.

Architecture—Cindy Bartlett

There have been 5 submittals since the last board meeting.

Robert White is now working with Cindy on the Architecture Committee.

Five changes were submitted to the board for changes on the Architecture 003 procedures. A motion was made and seconded to delete "structures which are part of docks" from 3.4, 3.4a and 3.4c.

A motion was made and seconded to add "The intent of the variance is to allow lot owners to install a structure if it does not affect simultaneous ingress and egress of other boats" at the end of 3.4c.

A motion was made remove the word "dock" from 3.4d. After discussion Patty suggested the wording should be "Floats and swim platforms". The motion was seconded.

All three motions were approved. **Action item:** Architecture 003 will be updated with these changes.

Land Use – Michelle Aton

There will be two fall hikes this year. Arlene Truex will lead a hike on Saturday, October 23rd and Todd Harris will lead a youth nature hike on Sunday, October 24th. Michelle has ordered water bottles and will provide snacks for the nature hike.

The deer hunt dates are set and Michelle will meet with Sonny Stahl to update the deer hunt procedures.

BOW HUNTING:

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| November 1 st --5 th | Monday through Friday— <u>Only Main Trail</u> remains open |
| November 8 th – 12 th | Monday through Friday— <u>Only Main Trail</u> remains open |

GUN HUNTING –Legal Firearms & BOW HUNTING:

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| November 13 th | Saturday—Woods and Trails Closed |
| November 15 th – 19 th | Monday through Friday— Woods and Trails Closed |
| November 22 nd – November 24 th | Monday through Wednesday— Woods and Trails Closed |

NO HUNTING

Thanksgiving Thursday, November 25th THRU Friday, December 3rd
Woods and Trails are open.

MUZZLE LOADER & LATE ARCHERY:

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| December 4 th | Saturday—Woods and Trails closed |
| December 6 th – 10 th | Monday through Friday— Woods and Trails closed |
| December 13 th – 17 th | Monday through Friday— Woods and Trails closed |

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| December 18th | Saturday—Inspection of Woods—Woods & Trails Closed |
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Michelle is working with Dan McGuckin, Habitat Solutions Wildlife and Forest Management and Dawn Slack, the Nature Conservancy in Indiana for conservation for the Grandview Woods. She has applied for an EQIP grant through USDA that offers financial and technical assistance. It will be late Spring 2022 before she knows about the grant.

Todd has contacted Bill Burton to clean up around the lake where the county trimmed trees and left limbs, etc.

Lake Safety – Jason Carroll

Jason reported that the majority of the violations this year involved speed with PWCs and guests. There were no injuries to speak of this season.

Spillway Project—Bill DeVries

Bill reported the Technical Advisory Committee (TAC) will be meeting next Thursday to discuss the spillway project.

Office Manager—Beth Ann Dismore

I will be working on the annual meeting mailing beginning next week.

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

Submitted by:
Beth Ann Dismore
Office Manager