

Minutes of the Grandview Lot Owners Association
Board of Directors
October 21, 2021

The regular board meeting was held via Zoom on October 21, 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, Todd Harris and Beth Ann Dismore. Absent: Bill DeVries and Kevin Niceley
Guest: Jim Riffle

President's Report - Margaret Powers

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

At the annual meeting a motion will be made and seconded to waive the reading of the minutes from the November 1, 2020, meeting as they were included in the annual meeting packet that was sent to all lot owners.

It was suggested that board members may want to consider having a separate email account for board business.

Lake Manager—Todd Harris

Todd presented information on the fireworks contract. The company that we have used many years, Melrose, has been purchased by Pyrotecnico. He reported that they will continue with \$5.0 million general liability insurance coverage as in the past. The options are to sign a one-year contract for \$14,000 for 2022 or a three-year contract for \$14,000 in 2022 and 2023 and \$15,000 for 2024. Todd recommended going with the three-year contract. A motion was made and seconded to sign a three-year contract. The motion passed.

Treasurer's Report—Tom Schroeder

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

A recommendation to change the GLOA banking from Horizon Bank and Fidelity Investments to First Financial Bank and Raymond James was made by Tom. A motion was made and seconded to begin this process of setting up new accounts and transitioning all accounts. The motion passed.

Tom presented two new financial policies to be included in the policies and procedures. Financial Policy 002 – Financial Management of Reserve Accounts documents how the Operating and Major Repairs and Replacement Reserves are managed. It was moved and seconded that Financial Policy 002 be adopted. The motion passed.

Financial Policy 003 – Financial Controls documents the internal financial controls to safeguard the financial assets of the Grandview Lot Owners Association, Inc. It was suggested that the last

sentence of 5.1.5 be amended to read “These checks must be signed by a Board member who is neither the approver of the expense nor Board President.” A motion was made and seconded to adopt Financial 003 with the suggested amendment. The motion passed. The current Commitment/Expenditure Authority Limit Policy will become Financial 001.

Architecture—Cindy Bartlett

There have been three submittals since the last board meeting.

Cindy recommended that changes need to be made on the parking pad application regarding the damage to the sewer system. **Action Item:** Todd will work with Cindy and Robert to bring a recommendation back to the board on wording for the policy. Todd will investigate the options to better protect sewer connections.

Spillway Replacement Plans—Todd Harris

The Technical Advisory Committee met with John Shaw, Regional Services. They will be working in an advisory and oversight capacity throughout the spillway replacement project on behalf of GLOA. The tentative timeline is engineering starting next spring, construction starting late summer of 2023 and project completion in late fall of 2023. **Action Item:** Todd will notify the TAC Committee of a date to complete their review of the draft RFQ.

Office Manager—Beth Ann Dismore

To date 122 ballots have been received. 62 additional ballots are needed for a quorum. **Action Item:** On November 1, should we be short of the number of ballots needed for a quorum, Beth Ann will prepare lists of lot owners who haven’t submitted ballots to be contacted by Board members.

The board discussed sending the dues invoices by email rather than regular mail this year. Email correspondence prior to sending the invoices would be included in the newsletter. After discussion it was decided to send invoices by email.

New Business

Michelle was contacted by George Devidze about putting a mirror on GLOA property at the end of his drive for safety purposes. There are a couple of other mirrors installed in other locations around the lake. The board has no problem with this installation.

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

Submitted by:
Beth Ann Dismore
Office Manager