

**Minutes of the Grandview Lot Owners Association
Board of Directors
December 16, 2021 at 8:30 p.m.**

Present: Margaret Powers, Michelle Aton, Jason Carroll, Cindy Bartlett, Robert White, Tom Schroeder, Patty Hannasch, Todd Harris, Beth Ann Dismore, Bill DeVries, and Charlie Laughlin.

Absent: Kevin Niceley

Guest: Jim Riffle

President—Margaret Powers

Margaret called the meeting to order.

- A motion was made to approve the minutes from the November meeting. The motion was seconded and approved.
- Margaret mentioned that a newsletter in early January will list the current policies and procedures, indicating the changes that have been made in the past year. This serves as notice to all lot owners of the current set of policies and procedures. **Action Item:** Margaret to work with Beth Ann on the newsletter with respect to this listing.

Lake Manager—Todd Harris

It was moved and seconded that Todd be authorized to enter GLOA into a contract in early 2022 to purchase up to 23,000 gallons of gas for delivery in 2022 for our gas pump. The motion passed. **Action Item:** Todd will contract with the vendor for the gas to be delivered in 2022.

Treasurer's Report—Tom Schroeder

- Tom reviewed the November financials
- It was moved and seconded that the Board transfer the amount of \$51,000 identified as excess Operating Reserve from the Operating account to the MR&R account. The motion passed. **Action Item:** Beth Ann will notify lot owners in a newsletter before the end of 2021 that this transfer will take place. Once that has been done, a check will be written to accomplish this transfer.
- It was moved and seconded that the First Financial Bank Resolution be approved subject to item 3.a. be amended to identify that "Withdrawals if other than by check require 2 signatures" if First Financial Bank can accommodate this instruction and, if they cannot accommodate this instruction, that the resolution be approved as is. The motion passed. **Action Item:** Tom will check with First Financial Bank about this potential modification and proceed as directed by the approved motion.
- It was moved and seconded that the Raymond James Resolution be approved as presented. The motion passed.
- **Action Item:** Tom will notify those who need to sign these Resolutions when they are ready for signatures.
- It was moved and seconded that the proposed updates to Financial Policy 003 be approved. The motion passed.

- It was moved and seconded that the Commitment/Expenditure Limits in Financial Policy 001 be approved for 2022. The motion passed.
- **Action Item:** Todd will add a notation about the update to the Financial Policy 003 history. Both policies adopted will be uploaded to the website.

Land Use—Michelle Aton

- The results of the 2021 Deer Hunt were presented.
- It was moved and seconded that the updates to the Land 002 policy be approved. It was noted that the numbering in Section 3.2 needs to be corrected. The motion passed. **Action Item:** Beth Ann will correct the numbering sequence and add a notation about the update to the policy history. Todd will upload the new policy to the website.

Spillway Replacement Plans – Bill DeVries

- The RFQ for a replacement spillway was sent out to 7 companies. Two have notified that they will not be bidding. Proposals are due early in 2022.

Architectural Report—Cindy Bartlett

- A worksheet has been developed so that those submitting applications will be asked to provide specific measurements, facilitating the review process.
- Discussion ensued about the need to decide when a construction project is complete and the parking pad should be removed. **Action Item:** The Architectural Committee will determine an approach for determining the end of a project.

With no further business to come before the meeting, the meeting was adjourned.

Submitted by:
Beth Ann Dismore
Office Manager