

**Minutes of the Grandview Lot Owners Association
Board of Directors
March 17, 2022 at 7:00 p.m.**

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

Guests: Brad Arthur, Julie Bergman, Steve Carr, George Devidze, Bill Donaldson, Max Henry, Kyle Hunsucker, Dolores Krome, Don & Laura Lucas, Louis & Hollis Melillo, Frank Reindl, Jim Riffle, Susan Ross and John Sasse.

The meeting was called to order by the President at 7:03 pm.

GUEST PRESENTATION—Julie Bergman, Frank Reindl & Brad Arthur

Julie Bergman gave a Powerpoint presentation addressing potential commercialization of property adjacent to the GLOA Woods. They asked the board to:

- Take a position opposing commercialization of property around Grandview Lake;
- Hire an attorney that specializes in zoning issues; and
- Notify all lot owners of potential commercialization and the Board's stance.

Discussion ensued..

A motion was made to develop a lot owner survey to determine whether or not the Board should be prepared to take a proactive position regarding commercialization of property around GLOA owned property. The motion was seconded and approved. **Action Item:** Patty, Robert and Margaret will prepare the survey, a draft of which will be reviewed at the April Board meeting.

GUEST PRESENTATION—Kyle Hunsucker

Kyle came to the board to request approval to build a lakefront structure prior to a primary residence. It was pointed out that Bartholomew County Building Codes, not GLOA Architectural Procedures, require construction of the residence prior to or in conjunction with accessory structures. Kyle will seek a variance from the county.

President—Margaret Powers

- A motion was made to approve the minutes from the February meeting. The motion was seconded and approved.

Lake Manager—Todd Harris

- A bathymetric survey is scheduled in the MR&R budget for 2022. Todd has a revised quote that clarifies the areas that would be surveyed. The amount of the quote is \$11,000. A motion was made to approve the quote. The motion was seconded and approved.

- Todd reported the recertification of the WWTP and the underground storage tank (UST) has been completed.
- Todd is working on cleaning up the boat lot of abandoned boats. A draft letter was prepared to send to lot owners. **Action Item:** Margaret will work with Todd to finalize the letter and obtain approval of the letter from our attorney.

Treasurer's Report—Tom Schroeder

- Tom reviewed the CPA compilation of the GLOA 2021 financial statement and explained the changes from the previous statement that the board had received in January. A motion was made to adopt the CPA compilation of 2021 Financial Statement. The motion was seconded and approved.
- Tom reviewed the February financials
- The paperwork has been completed for First Financial Bank and Raymond James. **Action Item:** Margaret and Michelle will sign the completed paperwork.

Community Involvement & Communication—Patty Hannasch

- A motion was made to approve the 2022 Yacht Club race schedule. The motion was seconded and approved.

Land Use—Michelle Aton

- The first meeting the Land Use Committee will be on Monday, March 21st at 10 a.m. via Zoom.
- The spring roadside clean up and trail clean-up will be scheduled.
- Michelle asked if approval was needed to have Jenny Whiteside from the Bartholomew Soil & Water Conservation give a lesson on Weed Wrangles. She would help the Land Use committee get started and teach the use of chemicals in the woods. If the committee agrees to the program the chemicals needed would be purchased from the Land Use budget. By general consent, it was agreed that Michelle should proceed with this project.

Architectural Report—Cindy Bartlett

- Two new applications have been approved:
 Lot 87 – Mitchell – Dock and boat lift
 Lot 19R – Donaldson – Extension from previous approval.

There was discussion regarding main dwellings possibly encroaching on the 40' lake frontage of a lot.

Action Item: The Architecture Committee will determine an appropriate course of action to address this issue.

LAKE SAFETY—Jason Carroll

- Jason reported that one lake safety officer will not be returning. Jason will work to hire a replacement.
- The wake surfing map for lot owners should be completed soon.

SPILLWAY REPLACEMENT PLANS—Bill DeVries

Bill reported that the RFQs are due next week. Bill will schedule a meeting with the Advisory Group to review any proposals received and discuss next steps.

OFFICE MANAGER REPORT—Beth Ann Dismore

To date three lot owners remain with unpaid dues.

Approximately 50% of the sewer fees have been collected.

Beth Ann is working on preparing the letters to mail with the 2022 gate keys.

Reminder that Board Book information is available for pick up at the office.

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

Submitted by:

Beth Ann Dismore

Office Manager