

**Minutes of the Grandview Lot Owners Association
Board of Directors
April 21, 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, Charlie Laughlin and Patty Hannasch.

Guests: Steve Carr, Laura Lucas, Jim Riffle, John Sasse, Nancy Waller Clark Millman and Jennifer Whiteside.

Guest Presentation—Jennifer Whiteside

Cooperative Invasive Species Management Area (CISMA) is looking for a host to sponsor their 2022 CISMA Conference. They will be training on invasives on privately owned properties in several locations. The conference will be limited to approximately 30 people.

President—Margaret Powers

The meeting was called to order.

- A motion was made to approve the minutes from the March meeting. The motion was seconded and approved.
- Margaret reported that she, Patty and Robert are struggling to develop a survey about potential commercialization of areas around Grandview Lake and are considering the survey concept in more detail. After discussion, it was decided to have board members to talk with their neighbors to get a better understanding on lot owners thoughts on this matter. Town Hall meetings were suggested as a way to have informative discussion with lot owners. Discussion will continue at the May board meeting.

Lake Manager—Todd Harris

- Todd reported the letter to lot owners with abandoned boat trailers has had good response. Four trailers have been removed and he has heard from several others that will be taking care of their trailers.
- Todd attended an Indiana Lake Management conference recently. He was able to meet several people with similar lake experiences as at Grandview.
- An underground transformer went out at the WWTP. Todd worked with REMC to find the problem. REMC made the repair.

Spillway Replacement Plans—Bill DeVries

- One response for quotes has been received on the Spillway Project from Commonwealth. An Advisory Committee meeting will be held tomorrow, April 22nd to review and discuss the options. Regional Services will oversee the project once a contractor has been chosen.

Treasurer's Report—Tom Schroeder

- Tom reviewed the March financials.
- Tom and Todd are working on updating the MR&R projections.
- Tom will be working on the 2023 budget with a first draft to the Board for review in July. **Action Item:** Board members should get information to Tom about any changes to the expenses they oversee for the coming year.
- Tom also mentioned next year will be his last year on the board. It would be helpful to recruit an individual with financial background to shadow Tom for his replacement.
- A motion was made to increase the Board Member/Employee Dishonesty insurance from \$250,000 to \$500,000 at an approximate cost of \$100. The motion was seconded and approved.

Land Use—Michelle Aton

- A motion was made to allow CISMA to use Grandview property for their 2022 conference on August 18, 2022 from 9 a.m. to 1 p.m. The motion was seconded and approved. Specific details will follow.
- Michelle reported the Land Use committee worked Friday, April 15th on Sawmill Road cleaning up trash, small trees, and brush. The committee will be doing work meetings, working on different areas around the lake.
- Michelle has not heard any information to date pertaining to the grant for evaluating the Grandview Woods and timber.

Architectural Report—Cindy Bartlett

- Six new applications have been approved:
4 boat lifts, one new home and one overland structure.
Lot 19R – Donaldson – Extension from previous approval.
- There was also an inquiry about installing a wind turbine. Cindy will be researching the county rules, etc. before responding to the lot owner.

Lake Safety—Jason Carroll

- Jason reported that a beaver is back on the lake.
- The wake surfing map and safety sheets for lot owners should be completed soon.
- One lake safety officer will be replaced this season.
- **Action Item:** Todd and Jason will work on the safety officer schedule for the summer.

Sewer Lines & WWTP—Charlie Laughlin

- Charlie reported that there is an exposed sewer line in the area of Bellsville Pike and Poplar Drive. The repair would be on a main sewer line and may be expensive, but once repaired should be long lasting. The cost is estimated at \$10,000-\$20,000. Todd and Charlie will work with Rick Miller to obtain a written quote for the repair. The repair will be paid from the MR&R account. Additional information will be needed to determine if lot owners need to be notified.

Office Manager Report—Beth Ann Dismore

- All dues and sewer fees have been paid.
- The board members were asked to submit any reports for the Spring Newsletter by May 6th.
- Beth Ann is working on the MR&R invoices that will go out on May 1st.

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

Submitted by:
Beth Ann Dismore
Office Manager