

**Minutes of the Grandview Lot Owners Association
Board of Directors
May 19, 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: Nancy Waller, Don & Laura Lucas, Jim Riffle, Ron Pelletier, Alex Cook, Dolores Krome, Mark & Pam Thacker, George Devidze, Susan Ross, J David Ross, Julie Bergman, Bill Donaldson.

President—Margaret Powers

The meeting was called to order.

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

Lake Manager—Todd Harris

- Todd asked the board for approval for the cost to repair the exposed sewer line due to erosion. Rick Miller will be doing the repair at a cost of \$16,000-\$17,000 which will provide a long-term solution to the sewer line. The repair will be paid from the MR&R fund. A motion was made to approve the cost of the repair. The motion was seconded and approved. **Action Item:** Todd will work with Rick and homeowners on the repair.
- Nine boats and/or trailers have been removed from the lots.

Spillway Replacement Plans—Bill DeVries

- The technical advisory committee (TAC) met with Commonwealth. They will come back with proposals for the committee's review. Eads, Murray & Pugh will review the contract before a commitment is made with Commonwealth. **Action Item:** Todd will check Commonwealth references. Tom will check with our insurance carrier about insurance we should expect to be carried by the contractor.

Treasurer's Report—Tom Schroeder

- Tom reviewed the April 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.

Land Use—Michelle Aton

- A group of volunteers from CISMA and Grandview had their first Weed Wrangle to remove invasive plants from the woods on April 30th. They hope to have a couple more before August.

Architectural Report—Cindy Bartlett

- Two new applications have been submitted:
Lot 283—Brown-New home
Lot 20F – Devidze-Outdoor pavilion
One application is outstanding from April.
- The Architecture Committee recommends the board approve a variance for a boat lift for Lot 329 to replace the existing lift. The Board approved the variance.
- Cindy clarified that Grandview residents would be notified of any re-zoning applications received by the GLOA office.
- Wind turbine information was sent to the board for pre-reading. After discussion the board is not in favor of allowing wind turbines at Grandview. **Action Item:** Margaret will check with Eads, Murray & Pugh to determine whether this can be incorporated in the Architectural Guidelines or if this needs to be a covenant change that would need to be voted on at the annual meeting.
- The question about the 40ft setback for the main dwelling in certain additions is also a question for Eads Murray & Pugh—Architectural Guidelines or Covenant? **Action Item:** Margaret will check on this when she asks about the wind turbine.

Lake Safety—Jason Carroll

- Jason met with the officers for training. **Action Item:** Jason will let Todd know of any equipment that Lake Safety will need for this season.
- The schedule for the Lake Safety officers has been completed.
- There are now otters, beavers and muskrats on the lake. Otters are a protected species by DNR.
- There is one lot owner that has a sanction until June 30th. Jason noted that their boat is on their lift, but he has not seen it on the water.
- In the event of a drowning the lake would be closed, and an emergency text will be sent to the lot owners
- Jason has free covid test and N95 masks for anyone that needs them.
- **Action Item:** Jason will provide statistics about Lake Safety violations as pre-reading for future Board meetings.

Sewer Lines & WWTP—Charlie Laughlin

- See Lake Manager's report regarding sewer line repair.

Office Manager Report—Beth Ann Dismore

- A little over half of the MR&R fees have been paid.
- There are 3 board binder information inserts at the office for pick up.
- The Spring Newsletter was published on Tuesday, May 17th.

CenterPoint Energy—Alex Cook

Alex Cook, Lot 328B, is the owner of property on both sides of 300S leading to the dam that surrounds a CenterPoint gas odorization plant. Alex discussed what he views as issues with CenterPoint's proposed

expansion of that plant. Alex will provide information that could be included in an upcoming newsletter to educate the lot owners on what may happen in the coming months.

OLD BUSINESS—Margaret Powers

Margaret, Patty and Robert proposed a board position on future zoning variance requests. A motion was made to accept the following resolution:

In keeping with the mission of the Grandview Lot Owners Association to protect and preserve the interests of Grandview Lake lot owners and the surrounding Grandview Woods, it is the Board's position that the GLOA Board opposes any zoning variances or rezoning that would permit commercialization of property adjacent to any property owned by Grandview Lot Owners Association. Further, it is the Board's position that the GLOA Board opposes the expansion of any existing commercialization of property adjacent to any property owned by Grandview Lot Owners Association.

The motion was seconded and approved.

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

Submitted by:
Beth Ann Dismore
Office Manager