

**Minutes of the Grandview Lot Owners Association
Board of Directors
December 15, 2022 at 7:00 p.m.**

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

Absent: Jason Carroll

Guests: Commonwealth—Matt Wirth, Breagan Eicher, Dale Gick
Jim Riffle, Laura Lucas, Carrie Pumphrey

Margaret welcomed the team from Commonwealth Engineering. Commonwealth presented the board with their proposal for the spillway project. The Technical Advisory team has reviewed and is recommending approval of the proposal with the exception that construction be delayed until the fall of 2024. A motion was made to proceed with the engineering design and additional services not to exceed \$36,000. The motion was seconded and approved. **Action Item:** Margaret will send the proposed contract to the lawyer for review prior to final approval by the Board in January.

President—Margaret Powers

Margaret called the meeting to order and welcomed Carrie Pumphrey to the GLOA board, effective January 1.

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

Architecture Committee—Cindy Bartlett

- Overland Structures—After discussion, the consensus was that structures within the 40 ft. setback from the lake should be limited to 15 ft in height. **Action Item:** The architecture committee will develop language regarding structures including primary dwellings partially and wholly within the 40 ft. setback from the lake and will bring their proposal back to the board.

Lake Manager—Todd Harris

- A motion was made to allow Todd to purchase 20,000 gallons of fuel for 2023. The motion was seconded and approved. **Action Item:** Todd to contract for the fuel purchase for 2023.
- By general consent, GLOA will permit the DNR to study the gray fox populations in the Grandview Woods during 2023. They will be using infrared motion sensing trail cameras to live trap and radio collar any gray foxes. **Action Item:** Todd will let the DNR contact know of our willingness to participate in the study.

Land Use—Michelle Aton

- The Forest Management study has been received from Dan McGuckin. Questions for clarification have been sent to Dan. Once answers are received, the report will be forwarded to the Land Use Committee and Board members.
- Michelle asked who was responsible for the damage to side ditches near construction sites—Land Use or Architecture. It was determined that the Architecture Committee will be

responsible for sending letters or making calls to any offenders. **Action Item:** Todd and Cindy will work on wording to be used when communicating with lot owners about issues with construction equipment blocking the roads around the lake.

- Michelle asked about the removal of trees down near 750 and across from lots 261 and 262. Under Section 4 of the Grandview Land Regulations (Land 001) the Land Use chair has final authority to determine whether wood along the road meets the requirements for removal specified in Section 4.1 of the policy.

Treasurer's Report—Tom Schroeder

- Tom reviewed the November financials.
- Tom reported that as previously approved by the board, Facility Advisors Inc. (FAI) has now updated their software with the 2022 estimate of future expenditures from the Major Repairs and Replacements (MR&R) fund. Future updates will be maintained on FAI's software. Todd will work with FAI on the annual updates.

Patty Hannasch was recognized for her service the past six years on the GLOA board and was presented with a certificate and token of the board's appreciation of her service.

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

Submitted by:
Beth Ann Dismore