

**Minutes of the Grandview Lot Owners Association
Board of Directors
January 19, 2023 at 7:00 p.m.**

Present: Margaret Powers, Tom Schroeder, Todd Harris, Bill DeVries, Robert White, Charlie Laughlin, Cindy Bartlett, Jason Carroll,

Absent: Michelle Aton, Carrie Pumphrey, Beth Ann Dismore

Guests: Julie Bergman, Frank Reindl, Don Lucas, Robert Orben

President—Margaret Powers

Margaret called the meeting to order.

- A motion was made to approve the minutes from the December meeting. The motion was seconded and approved.
- Nominations were made for Board officers:
 - President – Margaret Powers
 - Vice President – Carrie Pumphrey
 - Secretary – Michelle Aton
 - Treasurer – Tom SchroederThere being just a single nominee for each position, it was moved and seconded that these officers be elected. The motion passed.
- Discussion ensued about the marketing materials now appearing regarding the Henry Chateau.
Action Item: Margaret will draft a letter to the Department of Code Enforcement, City of Columbus-Bartholomew County Planning Department, County Commissioners and the City/County Attorney. Once drafted, Margaret will send the letter to the Board and GLOA attorney for review.

Architecture Committee—Cindy Bartlett

- A review of records indicated there were 48 applications submitted in 2022.
- The committee presented the following documents as a part of the pre-reading with proposed changes highlighted:
 1. Architecture 001 – updating and revising language, with red highlighted language to be deleted and yellow highlighted language to be added. The motion passed.
 2. Architecture 003 - updating and revising language, with red highlighted language to be deleted and yellow highlighted language to be added. The motion passed.
 3. Architecture Application – updating and revising language, with changes identified in the balloons attached to specific sentences. The motion passed.
- Language for subcommittee creation and organization will be addressed at February's meeting as the pre-reading information had not been distributed to Board members.

Spillway Replacement Plans – Bill DeVries

- Work by Commonwealth is progressing with design and permitting activities in progress.
- **Action Item:** Margaret will sign the Contract Amendment and return to Commonwealth.
- **Action Item:** Bill will schedule a phone conference with Dale Gick, Tom, Harold Force to discuss the best manner and timing for obtaining construction company proposals and obtaining construction estimates.

Lake Manager—Todd Harris

- There were not any questions for Todd on his report.

Treasurer's Report—Tom Schroeder

- Tom reviewed the December financials.
- 2022 Excess Operating Reserve transfer was discussed. By general consent, we will delay transferring these funds until later in 2023 consistent with Financial Policy 002.
- It was moved and seconded that Financial Policy 001 Addendum #1 Spending Authority limits be adjusted as indicated in the pre-reading. The motion passed.

Sewer Policies – Charlie Laughlin

- Issues with our Sewer Policy were highlighted and discussed. It was suggested that a summary of lot owner responsibilities regarding maintaining sewer connections and sewer line health could be sent with Sewer bills and should be included in new Lot Owner packets.
- **Action Item:** Todd will discuss with Beth Ann to see what is possible.
- **Action Item:** Charlie will review and propose updates to both the Policy and the Sewer Agreement at the February meeting.
- **Action Item:** Todd will post the Sewer Policy on the public portion of our website where other policies reside.

Land Use—Margaret Powers for Michelle Aton

- Dan McGuckin's Forest Management proposal will be reviewed at an open meeting on February 11 at 9:00 a.m.
- **Action Item:** Michelle will send the report to Board members and Land Use Committee members in advance of the February 11 meeting with Dan.

Board members were reminded that Beth Ann has updates for the Board Manual. If you haven't picked your set of updates yet, please get with Beth Ann to make arrangements to do that.

The general session of the Board was concluded, and the Board convened in an Executive Session.

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

Submitted by:
Margaret Powers