

**Minutes of the Grandview Lot Owners Association
Board of Directors
June 15, 2023 at 7:00 p.m.**

Present: Tom Schroeder, Todd Harris, Robert White, Cindy Bartlett, Jason Carroll, Michelle Aton, Bill DeVries, Charlie Laughlin, Carrie Pumphrey, Beth Ann Dismore
Guests: Jim Riffle, Don Lucas, Bob Schloss, Mark Royer and Lisa Duret
Absent: Margaret Powers

Vice President—Carrie Pumphrey

Carrie called the meeting to order.

- A motion was made to approve the minutes from the May meeting. The motion was seconded and approved.
- A motion was made to approve the use of the dam for the July 2nd concert and the July 3rd fireworks display. The motion was seconded and approved.

Architecture Committee—Cindy Bartlett

- Three variance requests were brought to the board for Lots 127, 134 and 300.
- **Lot 127-Holcomb**—Request to move an existing boat lift. Six neighbors have been notified of the variance request. Three have responded. A motion was made, as long as, the additional three neighbors respond positively with no objections the board is in favor of approving the variance. The motion was seconded and approved.
- **Lot 134-Rhodes and Lot 135 Cassidy/Fisher**—Lot 134 has an existing variance and is requesting a second variance to move an existing lift to a new location that will exceed the 1/5 rule into Tributary 2. Owners of adjacent Lot 135 agreed not to object to the variance contingent upon their being granted similar consideration for a similar request in the future. A motion was made to approve the variance for Lot 134 and that similar consideration would be given by GLOA to Lot 135 for a similar request in the future. The motion was seconded and approved.
- **Lot 300-Conner**—Request to move a floating jet ski pad 3 ft off seawall instead of 5 ft. A motion was made to approve this variance. The motion was seconded and approved.

Lake Manager—Todd Harris

- Todd presented the Contractor Boat policy that was presented at last month's meeting in draft form. A motion was made to accept the policy. The motion was seconded and approved.
Action Item: Todd will work on having a sign made for the launch area and also add this information to the GLOA website.
- Todd has been working with Tom and Facilities Advisors on the next three years for MR&R. He presented as a pre-read the revised estimate of the MR&R expenditures for 2023-2023.
- A question about the Tributary 2 concrete repairs was discussed.
- Jason will update the estimate for a new patrol boat.

Treasurer's Report—Tom Schroeder

- Tom reported on the MR&R Fund balances for 2023-2028 based on the estimated expenditures Todd had presented. He and Bill pointed out that there are two new required features to the spillway that will likely significantly increase the cost of the project. If the final cost estimate of the latest spillway design is higher than the December estimate provided by the engineering firm, the 2024 MR&R assessment would likely be significantly higher than \$1,000 assessment of recent years. A cost estimate from a construction firm is expected by the end of July..
- The CPA firm's compilation of GLOA's 2022 financial statements was given to the board as a pre-read. A motion made to accept the CPA's compiled financial statements The motion was seconded and approved.
- At this time, assuming a few hard to predict items come in on budget, expenses in total are running slightly favorable to the budget.

Spillway Replacement Plans – Bill DeVries

- Bill reported that engineering firm's design changes to the spillway have been sent to their drafting team which should facilitate a construction firm's cost estimate in July. This will help determine the MR&R assessment for 2024.

Land Use – Michelle Aton

- Michelle is working on Q&A for the Forest Management Program. She is planning two in person town hall meetings in July to hopefully have at lot owner's homes rather than off site or at the GLOA office. She also plans to have one online meeting.

Safety – Jason Carroll

- There have been very few violations so far this year.
- Jason is working to hire a few more lake safety officers.

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

Submitted by:
Beth Ann Dismore