

**Minutes of the Grandview Lot Owners Association
Board of Directors
September 21, 2023 at 7:00 p.m.**

Present: Margaret Powers, Tom Schroeder, Todd Harris, Jason Carroll, Michelle Aton, Charlie Laughlin, Beth Ann Dismore, Cindy Bartlett and Carrie Pumphrey, Robert White

Guests: Jim Riffle, Don Lucas, Steve Zeller, Tom King, Clay Adams, Kevin Preuss, Lisa Duret, David Ross

Absent: Bill DeVries

President—Margaret Powers

Margaret called the meeting to order.

- A motion was made to approve the minutes from the August 17th Board meeting. The motion was seconded and approved.

Lake Safety—Jason Carroll

- Jason reported overall it was a good summer on the lake with no accidents.

Treasurer's Report—Tom Schroeder

- Tom reported for Bill in his absence on the spillway project. The cost estimates came in almost double the previous estimate. There were several options for financing the project discussed at the Town Hall meeting held on September 14th. The Technical Advisory Committee (TAC) recommends proceeding with the spillway project in 2024.
- A motion was made recommending a ballot item for the annual meeting for a 2024 MR&R assessment of \$1,500 and approval for seeking a bank loan of up to \$1 million to cover the costs associated with the time-sensitive replacement of the spillway at the dam. The motion was seconded and approved. This ballot item will also require that future MR&R assessment cover, at a minimum, the anticipated principal and interest payments for the loan which is expected to have a repayment term of approximately 3-6 years.
- Tom reviewed the 2024 budget. A motion was made to approve the ballot item for the annual meeting with a budget that results in annual dues of \$865 per lot owner, and a sewer fee of \$720 per lot owner, in total a 2% increase vs. 2023. The motion was seconded and approved.
- In accordance with Financial Policy 002, a motion was made to approve transferring \$46,000 of excess operating reserves from the operating bank account to the restricted Major Repairs and Replacement fund bank account. The motion was seconded and approved.
- Tom reported that the favorable-to-budget trend continues for the year.

Land Use—Michelle Aton

- The deer hunt meeting will be this Saturday, September 23rd.
- Clean up at the marker by the dam and mums will be planted tomorrow, Friday, September 22nd and clean up at 750 will be Monday September 25th

Proposal for Annual Meeting—Robert White

- A revised proposal for a new rule regarding wake surfing for Lake 003 was presented to the board. A motion was made that the Board is recommend a “yes” vote for adding the proposed new Section 3.24 to Lake 003 Policy, as circulated in the pre-reading with one update to add to the background information that the new section would not prohibit wakeboarding or other sports that are typically done at speeds above 15 MPH. The motion was seconded and approved. This item will be on the annual meeting ballot.

Architecture—Cindy Bartlett

- Four new applications have been received.

Office Manager, Beth Ann Dismore

- Board members will need to submit their reports for the annual meeting mailing by the first of next week.
- The annual meeting date was confirmed to be Sunday, November 5, 2023.

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

Submitted by:
Beth Ann Dismore