

**Minutes of the Grandview Lot Owners Association
Board of Directors
November 18, 2023 at 7:00 p.m.**

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

Absent: Beth Ann Dismore

Guests: Jim Riffle, Clay Adams, Lisa Adams, Lisa Duret, Matthew Claymon, Clark Millman, Melinda Kotterman, Susan Ross, Julie Bergman.

President—Margaret Powers

Margaret called the meeting to order.

- A motion was made to approve the minutes from the October 19 Board meeting. The motion was seconded and approved.
- Investigating options for holding hybrid meetings was discussed. Charlie agreed to lead the effort to identify options and costs for holding hybrid meetings as well as electronic voting option. Matthew Claymon and Dale Gayman are interested in assisting with this effort. **Action Item:** Charlie will bring back options, including costs, to an upcoming Board meeting.
- Holding the December Board meeting as a hybrid meeting on December 21 was discussed. By general consent, the meeting will be held on December 21 as scheduled in the office with Zoom as an option for those not able to attend in person.

Lake Manager – Todd Harris

- Our supply of boat stickers is quite low. Discussion ensued about continuing to use the same design or moving towards a more visible option and a smaller version for jet skis. **Action Item:** Todd and Jason will investigate potential sources and costs for new boat stickers.
- SW Bartholomew Water has asked for assistance in communicating to lot owners the need for returning their survey. There were questions about which water pipes were of interest – all pipes in the house or just where water enters the house. **Action Item:** Todd to contact them to get clarification before further steps are taken.

Treasurer's Report—Tom Schroeder

- Tom reported that the favorable-to-budget trend continues for the year.

Spillway Project –Bill DeVries

- Commonwealth has confirmed and DNR concurs that reinforced concrete can be used rather than pressure pipe.
- Commonwealth is working on permits needed for the project to proceed. **Action Item:** Margaret will confirm who needs to sign them.
- It is anticipated that bid documents will be ready to send out in January 2024.

Land Use—Michelle Aton

- The Invasive Plant Treatment Proposal from Habitat Solutions to conduct a three year cycle of treatments for Stand 2 as defined in the November 15 2022 Forest Management Plan was discussed. The Land Use Committee recommends proceeding with this contract. With a majority of the Board voting in favor, the proposed contract was approved.
- Discussion ensued regarding the possibility of selective tree harvesting as a means of paying for invasive management activities in the future. It was noted that invasive management must occur first so that invasives don't take over when trees are harvested. It was also noted that tree harvesting would need to be approved by 2/3 of all lot owners (Articles of Incorporation, Article III, Section 4.B.1.)
- It was suggested that the following educational opportunities should be considered in 2024:
 - Invite a forestry management expert to make a presentation on the types of activities that would be beneficial for the long-term benefit of the Grandview Woods. It was noted that Dan McGuckin, a registered forester with experience in a wide variety of forest management techniques, including prescribed burns, selective tree harvesting and invasive management, has made such presentations to the Land Use Committee and at open meetings in 2023 and would be a good resource for continued educational sessions.
 - The need for fire trails and wider trails to allow access in the woods in case of emergencies was mentioned.
 - Hold Town Hall meetings about invasive management activities. These were initially planned for 2023 but put on hold due to the emphasis on the spillway replacement plan.
 - Make the Spring 2023 Newsletter with information from Michelle about Land Use activities and invasive management is available on the GLOA website.
- Michelle has agreed to remain on the Land Use Committee in 2024. Thank you, Michelle!

Architecture—Cindy Bartlett

- Two new applications have been received and 2 applications approved.
- Discussion ensued about proposed updates to language in Architecture 003, clarifying items that are not allowed in over land structures. It was suggested that these items and the other issue identified by the Architecture Committee be tabled so that they can be presented together at the December meeting.

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

Submitted by:
Margaret Powers