

**Minutes of the Grandview Lot Owners Association  
Board of Directors  
January 18, 2024 at 7:00 p.m.**

**Present:** Margaret Powers, Todd Harris, Charlie Laughlin, Beth Ann Dismore, Melinda Kotterman, Carrie Pumphrey, Jason Carroll, Matthw Claymon, Cindy Bartlett, Charlie Laughlin, John Ludwig and Bill DeVries  
**Guests:** Jim Riffle, Clay & Lisa Adams, Lisa Duret, Susan Ross, Julie Bergman, David Scheidler, Tom Schroeder, Jennifer Ehara, Kevin Preuss Lisa Duret, Don Lucas and Jeremy Palmer.

**President—Margaret Powers**

Margaret called the meeting to order. A motion was made to approve the minutes from the November 18 board meeting. The motion was seconded and approved. A motion was also made to approve the minutes from the December 21 board meeting. The motion was seconded and approved.

Election of Officers—Following are the new GLOA Board Meeting officers for 2024:

Secretary—Melinda Kotterman	Elected by unanimous vote
Treasurer—John Ludwig	Elected by unanimous vote
Vice President—Carrie Pumphrey	Elected by unanimous vote
President—Matthew Claymon	Elected by majority vote

**Financial Report**

- The balances at year end are favorable to the budget.
- 2023 Excess Operating Reserve—There is a \$93,000 excess amount that will need to be transferred to the MR&R account. This can be done anytime between now and the end of 2024. After discussion it was decided to hold off until later in the year to make this transfer.
- Todd has been in contact with Premier Ag regarding the yearly gasoline contract. A motion was made to allow Todd to enter into contract for 20,000 gallons of gasoline at the market price. The motion was seconded and approved unanimously.
- The First Financial operating account and the Raymond James accounts will need to be updated removing those that are no longer on the board and adding additional signers (authorized individuals). A motion was made to add Melinda Kotterman and Matthew Claymon Secretary and President respectively as authorized individuals on the First Financial account and both Raymond James accounts (operating and restricted MR&R) because only two officer signers are desired on the Raymond James accounts. Margaret Powers will be removed as a signer on those. The motion was seconded and approved unanimously. A motion was made to allow John Ludwig, as treasurer, to have authority to direct investment of funds held within the accounts at Raymond James, but not to have authority to move funds into or out of the accounts. John is also to have read-only internet access to the accounts. Tom Schroeder, no longer on the board, will be removed as having such investment authority and internet access. Beth Ann Dismore, Office Manager, will continue to have read-only access. The motion was seconded and approved unanimously. **Action Item:** Margaret as currently authorized individual on all of the accounts will initiate these changes.

- The Expenditure Authority Limits for approvals was presented at the December meeting. A motion was made to accept the new proposed approval limits. The motion was seconded and approved unanimously. **Action Item:** Beth Ann will include this information each time she has checks to sign for the check signers.
- A motion was made to increase the threshold for classifying expenditures as assets from a minimum of \$500 to \$2,500. The motion was seconded and approved unanimously.

#### **Committee Assignments—Matthew Claymon**

Architecture	Cindy Bartlett
Land Use	Margaret Powers
Long Term Planning	Matthew Claymon (will talk with previous board leadership)
Safety	Jason Carroll
Social	Carrie Pumphrey
Technical Projects	Bill DeVries

The Committees will be identified in the newsletter.

#### **Zoom Cart—Charlie Laughlin**

Charlie came back to the board with a revised quote for the Zoom Cart that was proposed at the December meeting along with two other additional options. After discussion a motion was made to approve the purchase of the Zoom Cart from AVI at an approximate cost of \$8,000. The motion was seconded and approved with an 8-1 approval.

#### **Spillway Project –Bill DeVries**

- Bill reported that his name will be on the permit applications and Todd's lake manager email will be used. The design is near completion. Quotes will begin to be accepted after the design is complete.

#### **Architecture—Cindy Bartlett**

- There have been eight submittals, two inquires and three applications that were incomplete..

#### **Land Use—Margaret Powers**

- Habitat Solutions began working on Tract 2 this past week. This tract is from 750 to Bellsville.
- The Equip Grant has been submitted. Waiting for approval.

#### **Lake Manager – Todd Harris**

- Todd brought back revised quotes to the board for non-reflective boat stickers that are similar to the stickers that we have. After discussion Todd was given approval to order 1000 stickers.
- Todd reported to the board the results of the algae bloom that had been seen on the lake during the holidays. Aquatic Control tested the bloom and found that it was non-toxic. Todd will watch for any additional growth.

- The office has received proposals for water treatment (Eurasian milfoil) for 2024 from Aquatic Control.
- There was discussion about the condition of the roads around the lake. Action Item: A letter to the Bartholomew County Highway Department will be sent by Todd to Danny Hollander, County Engineer. It was also suggested that individual lot owners write letters in addition to the letters from GLOA.

**Office Manager—Beth Ann Dismore**

- Approximately 58% of the dues payments have been received.
- Beth Ann will have updated materials for the board members board books at the February meeting.

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

Submitted by:  
Beth Ann Dismore