

**Minutes of the Grandview Lot Owners Association
Board of Directors
February 15, 2024 at 7:00 p.m.**

Present: Margaret Powers, Todd Harris, Charlie Laughlin, Beth Ann Dismore, Melinda Kotterman, Jason Carroll, Matthew Claymon, Cindy Bartlett.

Absent: Carrie Pumphrey, John Ludwig and Bill DeVries

Guests: Jim Riffle, Clay Adams, Julie Bergman, Tom Schroeder, Michelle Aton, Mike Miller and Jeremy Palmer.

President—Matthew Claymon

Matthew called the meeting to order. A motion was made to approve the minutes from the January 18th board meeting. The motion was seconded and approved.

- Long term planning committee—Matthew has talked with some of GLOA's past presidents. He would like to put together a mix of both past and future for this committee.
- Staff reporting relationships—Matthew clarified with the board that both Todd and Beth Ann will report to the committee chair for any questions they have and then to the president of the board if additional clarification is needed. Their priority is to the association. The board agreed.
- Performance reviews were completed by Margaret for both Todd and Beth Ann.
- The sailboat race schedule was presented to the board for approval for 2024. A motion was made to approve the schedule. The motion was seconded and approved.
- Trash toters-There has been concern from some lot owners about trash toters that stay by the road. Several options were discussed regarding trash toters. The board will observe over the next couple of months and will revisit in the spring.
- Community directory—A community directory was discussed. The board is in favor as long as each lot owner has the option to opt in or opt out. **Action item:** Matthew and Beth Ann will look into the best way to collect information for the directory and report at the March board meeting.

Treasurer's Report—Matthew Claymon reported in John Ludwig's absence

- There is one account delinquent from 2023.
- Beth Ann reported that there are 47 lot owners that owe dues to date.
- John met with John Auld to review GLOA's insurance policies. There will be an approximate \$2,000 increase on the insurance renewal.
- John and Matthew reviewed the late policy for payments.
- \$115,000 was moved from the operating account to the Raymond James account to keep the account within FDIC amounts.
- John will work with Todd and Beth Ann tracking their PTO time.
- Todd met with John regarding contracts that GLOA has and which one he is authorized to sign. John and Todd will report back in the March meeting on specifics.
- John has talked to a bank about the spillway project loan and plans to talk to a second bank. He would like to have a resolution for two board members to sign a loan. Need to identify who would sign. This will be presented at the March meeting.

Lake Manager—Todd Harris

- County Roads—Grandview Drive and Poplar Drive are scheduled to be paved. The county is waiting on a grant before finalizing. The amount of the grant will determine how much they will do.
- Fiber cable installation—There was concern about the fiber cable that is being installed and the sewer lines, especially on the woods side of the road. **Action Item:** Todd will look into who is doing the installation work and contact them.
- Boat Lots—Last year Todd was able to remove 15 boats and/or trailers that had been abandoned. He recently completed an inventory and noted there are 7 unmarked and 6 abandoned in the lower lot. The upper lot (launch area) has 4 unmarked and 4 abandoned. It was also mentioned that the lower lot needs to be expanded. Jason has a diagram that he has worked on and will bring to the March meeting. **Action Items:** Todd will contact the owners. Take pictures of the items in question and put in newsletter. Matthew will also ask Greg Chandler about abandoned property.
- Vulnerability Assessment—Computer files and QuickBooks are all stored on One Drive. There are several older paper files that we may want to consider having digitized. Todd recommended the purchase of cameras from Simplisafe that would work with our current system. One could be placed near the gate and one at the gas pump area. Another possible location would be the launch ramp. The lower lot does not have wifi. **Action Item:** Todd will look into creating a proposal for the installation of cameras to discuss at the March meeting.
- Newsletter & email issues—Todd reported on the issues the office has been having with Comcast email addresses and sending the newsletter. Todd and Beth Ann have been working on a solution. They plan to try to embed the newsletter in an email instead of as an attachment to see if that might solve the problem. There were also other suggestions they will try if this does not work.
- WWTP—Several small electrical repairs have been made at the WWTP. Todd also reported that new compressors are also being installed at the WWTP at a lower price than was anticipated and budgeted.
- Boat Stickers—A supply of boat stickers has been ordered.
- Boat dock & gas pump—There was discussion regarding the credit card screen on the gas pump being hard to read. A new gas pump is on the MR&R schedule for replacement in 2025. Todd also reported on the condition of the dock. **Action item:** Todd will work with John on the flexibility of MR&R if the gas pump replacement was moved to 2024. He will also make needed improvements on the dock (bumpers & cleats).
- Dredging—Todd was asked about the dredging company, PAF, and how much longer their equipment would be on the lake. **Action item:** Todd will contact PAF.

Sewer & WWTP—Charlie Laughlin

Charlie brought up the sewer lines are aging and will need to be replaced. This is also an MR&R item. The replacement of the lines will need to be done in sections.

Spillway Project –Matthew Claymon report in Bill DeVries’ absence

- Commonwealth has been corresponding with DNR asking questions as part of the review.
- Action item: Todd will talk with the Technical Advisory Committee and Regional Services regarding the new spillway and updating the IEAP.

Architecture—Cindy Bartlett

- There has been one submittal in February. It is in the process of being reviewed.
- There was a lengthy discussion on updating the language in Architecture 003. After discussion it was decided the wording was satisfactory as is.

Lake Safety—Jason Carroll

Jason suggested some topics for the board to think about for the March meeting.

- Reward good boat behavior—possibly have Grandview Lake swag items for following rules.
- A one-page laminated sheet with boating safety guidelines with a map of the lake on one side with designated boating areas.
- Boater safety training

Action item: Jason will bring more detailed information to the March board meeting.

Land Use—Margaret Powers

- Margaret reported that Habitat Solutions has completed the first phase on Tract 2. The second phase will be in July.

Social—Matthew Claymon reported in Carrie Pumphrey's absence

- Matthew and Carrie have worked on a survey to be sent to the lot owners to get a feel for what residents are involved in or would be interested in. The board is in support of sending the survey. Matthew asked the board to review in the next three days and let Carrie know of any input they have. One board member mentioned it was somewhat cumbersome to open if you do not have a gmail account.
- Matthew spoke with Tom Schroeder regarding the Memorial Day and Labor Day breakfasts. These have been sponsored by the Grandview Yacht Club in the past, but Tom's feeling was that some think they have to be a Yacht Club member to attend. These breakfasts are intended for the entire lake residents and their guests. Tom spoke with some member of the yacht club to get their feelings on this subject. After Tom came back to Matthew it was decided if the board was in agreement that the GLOA would take over the Memorial Day and Labor Day breakfasts as part of the Social Committee. The board supported this decision. In the past there has also been a spring social. Discussion on whether we wanted to have this event. A decision will be made at the March board meeting.
- A calendar of upcoming events was suggested for the newsletter. Matthew and Beth Ann had talked about this. A decision will be made in March how to proceed and what to include.

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

Submitted by:
Beth Ann Dismore