

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

**Present:** Todd Harris, Charlie Laughlin, Beth Ann Dismore, Melinda Kotterman, Jason Carroll, Matthew Claymon, Cindy Bartlett, Carrie Pumphrey, John Ludwig, Margaret Powers, and Bill DeVries.

**Guests:** Jim Riffle, Curt & Michelle Aton, Arlene Truex, Clark Millman, Steve Carr, and Susan Ross.

**President—Matthew Claymon**

Matthew called the meeting to order. A motion was made to approve the minutes from the March 21<sup>st</sup> board meeting. The motion was seconded and approved. Margaret requested that the minutes be sent out prior to the pre-reading materials.

- Board Member Statement of Conduct—One of the pre-reads for the meeting was a statement of conduct for board members provided by the GLOA attorney. There was discussion about the wording. **Action Item:** Margaret will provide proposed language to be added to the document for review by the GLOA attorney to Matthew in the next week for possible inclusion in the final version at the May meeting.
- Special Events Request—Todd and Matthew worked together on the special events application. This will be used as both a guideline/tool and an agreement with the lot owners as one package that relates to special events. A motion was made to incorporate the special events packet as a guide for special events. There was a motion and a second, and the documents was approved.
- Rules Proposal Process—Matthew discussed the draft pre-read for the process for possible rule changes. The discussion will continue at the May board meeting.

**Land Use—Margaret Powers**

- Margaret reviewed for the board the work that has been done previously in the woods regarding invasives.
- The EQIP grant has been approved by the US government in an amount of approximately \$123,000 for invasive management and forest stand improvement work. Dan McGuckin from Habitat Solutions will be using the grant money for the work in the woods. Land Use will need to cover approximately \$10,000 to complete the three-year project. A motion was made to approve the EQIP Grant and to also approve the contracts with Habitat Solutions to complete the work. The motion was seconded and approved.

**Treasurer's Report—John Ludwig**

- John reviewed the financials. There were no concerns from the board.
- John will begin working on the 2025 budget next month.
- As one of the pre-reads, John is recommending purchasing a Commercial General Liability insurance policy for the fireworks. The cost is approximately \$350. The board agreed with his recommendation. John will secure the policy.
- Jason Carroll has requested an increase in his fees for beaver trapping. He has not raised his rates in 4+ years. John is recommending that Jason's rates be raised from an \$85 set up fee to \$150 for set up and from \$120 per beaver trapped to \$140 per beaver. The board agreed with

John's recommendation. **Action Item:** Matthew will explore a conflict-of-interest document for presentation to the board.

- John presented a Resolution to the Board of Directors regarding the bank loan for the spillway project. Matthew Claymon and Carrie Pumphrey are named in the resolution as authorized signors for the loan. A motion was made and seconded to approve the resolution. The motion was approved.

#### **Lake Manager—Todd Harris**

- Todd is working with PAF, the dredger, for their work to be completed by the end of April or before.
- The prices for the new gas dock are \$6,500 for treated lumber or \$11,000 for a composite decking material. After discussion the recommendation was to go with composite. A motion was made to replace the gas dock with composite, color to be determined, within the MR&R budget. The motion was seconded and approved.
- Security Cameras—Todd has one camera at the office he is trying out. It has been successful, and he will be purchasing several more to install.
- Clubs—Todd and Matthew met with several volunteer groups regarding better support and communication in both the newsletter and other positive ways. The meeting was well attended and successful.

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

- Bill reported that the spillway project is on schedule. They are waiting for legal review from the GLOA lawyer. Once that has been completed, they will be sending out requests for quotes on the project. There will be a pre-bid meeting with the TAC after review of the quotes.
- There are seven prospective contractors that are prequalified.
- GLOA members of the Technical Advisory Committee (TAC) are Jim Riffle, Harold Force, Steve Krause, Larry Olson, and Norm Egbert, in addition to Bill and Todd.

#### **Social—Carrie Pumphrey**

- Carrie has been working with Matthew and Todd on a Social Calendar for lake events. She would like to have a couple of events a month during the summer. Curt Aton has agreed to have a fishing clinic and also a fishing tournament. Cocktail parties and an end of summer DJ and food trucks are also in the works. The calendar should be complete and published by the end of April.

#### **Architecture—Cindy Bartlett**

- Two applications have been received and approved since the last board meeting.
- Matthew reviewed the Architecture Review Committee (ARC) pre-read update that he and Cindy have worked on together. There was a suggestion to look for additional members for the committee that are not board members. The board agreed that Todd should remain on the committee, but not as a voting member. **Action Items:** 1) Develop a process on how to select nominees for the ARC. 2) Put a notice in the GLOA newsletter that the ARC is looking for new member volunteers. 3) Review 3.c. and 3.d. on the pre-read for the May meeting.

#### **Lake Safety—Jason Carroll**

- Safety Flyer—Jason has completed the safety flyer draft for all lot owners. This will be a printed and laminated tri-fold for all lot owners. The Lake Safety boat will also have a supply to

distribute as needed on the lake. **Action Item:** Jason will work on the printing and laminating and the GLOA office will work on the distribution to all lot owners.

- Jason is in the process of hiring lake safety officers.
- One beaver was caught this week—not before he had done about \$500 damage.

#### **Office Manager—Beth Ann Dismore**

- All dues have been paid but one—John is working with the attorney on collection.
- There are 19 lot owners that owe sewer fees. Reminder emails were sent last week.
- MR&R invoices will be sent on May 1. To date 51 lot owners have paid their MR&R fees.
- Directory—Todd is working on an email for the directory using MailChimp. **Action Item:** The Opt In/Opt Out option needs clarification.

#### **Other Business**

- A couple of lot owners are hosting a party with a live band on Sunday, May 26<sup>th</sup>. They have requested the information be included in the newsletter. There was discussion with some concerns raised. 1) Would sharing the invitation be a liability to GLOA? 2) Would need to be noted that this is not an association sponsored event—it is a private event. 3) Boats parking to listen to the music should not park in traffic lanes. 4) If information is included in the newsletter there should not be mention of beer from Hog Molly Brewing being available. **Action Item:** Check with the GLOA attorney to make sure there isn't a liability issue.

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

Submitted by:  
Beth Ann Dismore