

**Minutes of the Grandview Lot Owners Association
Board of Directors
May 16, 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: Dale Gick-Commonwealth, Jim Riffle, Susan Ross, Nick Likens, Tom Stidham, Robin Pemantle, Clay & Lisa Adams, Jennifer Ehara, Kevin Preuss.

President—Matthew Claymon

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

Commonwealth Update—Dale Gick & Bill DeVries

Dale Gick from Commonwealth updated the board on the progress of the spillway project. A motion was made to send bids to 7 contractors. The motion was seconded and approved. There will be a mandatory pre-bid meeting.

President—Matthew Claymon

- Margaret made some suggestions for changes to the Statement of Conduct document. There was discussion regarding the changes. A motion was made that the GLOA Board of Directors incorporate annually a Statement of Conduct to be signed each year. The motion passed 7-2.
- Board Rule Change Process—At this time there is no written process for rule changes. Any rule changes pertaining to boats, motors or safety and covenants or by-laws has to be voted on by the entire lake association as a whole. There was discussion and a suggestion for possibly two different tiers depending on the type of rule change and the materiality. The board will continue to develop a process for consistency and transparency.
- Dredging—There was discussion concerning dredging and who should approve dredging projects. At this time the architecture committee approves dredging applications. There were questions on when dredging should be done, the length of time the dredger would be at the lake and the type of equipment used. This document, Architecture 002, will be reviewed and updated.
- There was a discussion that decisions generally are made by the board and not individual board members. The first rule of decisions is to follow the covenants, by-laws, and rules & procedures established by the current and previous board of directors. Generally, there is very limited discretion appointed to any particular board member and whenever in doubt, a decision should be brought to the board as a whole

Treasurer's Report—John Ludwig

- John reviewed the financials. There were no concerns from the board.
- The fireworks insurance has been completed.
- John made a motion to approve a check from the GLOA operating account to the GLOA Raymond James MR&R in the amount of \$231,000. The motion was seconded and approved. This transfer of funds will be done to keep the operating account within FDIC limits.

- John reminded the board that he will begin working on the 2025 budget and will need any budget items before the June board meeting.

Lake Manager—Todd Harris

- Todd reported the new fuel pump and gas dock contracts are in place. He is targeting installation of the pump for early in the week when the lake is not as busy.

Sewer & WWTP—Charlie Laughlin

Charlie had agreements for both new sewer connections and existing connections in the pre-reading for review by the board. This information is something that may be included with new homeowner information. It would identify the responsibilities of both the homeowner and the association.

Action Item: Charlie will compare the agreements with Sewage 001 and identify suggestions or changes to incorporate the new and existing connection documents into Sewage 001.

Social—Carrie Pumphrey

- Carrie has been working on the social calendar. Needs more people to volunteer for social events.
- She will be signing a contract with the band for the 4th of July concert.

Architecture—Cindy Bartlett

- Two applications have been received and approved since the last board meeting.
- There are four clarification items that are outstanding.
 - 1) expanding the architecture committee from 3 to 5 people.
 - 2) Remove the Lake Manager from voting, but remain on the committee.
 - 3) When should the committee makes decisions or when should they bring it to the board?

A motion was made to appoint Bill DeVries and Melinda Kotterman to the architecture committee. The motion was seconded and approved. The committee consists of Cindy, Bill, Melinda, Todd and Jim Riffle. Both Todd and Jim are non-voting members, and Jim will be removed when the committee expands from 3 to 5.

Action Item: The 4th item for clarification that is still being reviewed is “What is a repair and what is a remodel?”

Lake Safety—Jason Carroll

- Safety Flyer—Jason brought examples of the tri-fold flyer and the laminated flyer for the board. The company that is printing the flyer can also mail them for an additional fee. Laminated flyers will be available on the Lake Safety Boat. The office will also provide a link to the pamphlet in an upcoming newsletter. **Action Item:** Beth Ann will provide Jason with a list of all lot owner mailing addresses and he will work with the company for mailing.
- A board member asked about the certification of the Lake Safety Officers. **Action Item:** Matthew will discuss this with the GLOA attorney.
- There was a question about the lake safety officers being employed rather than contracted. **Action Item:** John will discuss with Tom Schroeder and report back to the board.
- A board member asked about violations and if the board could be informed of violations. Jason will report back to the board each month. No names will be provided, just violation information.

- Jason would like to make some suggestions to Lake 003, 3.2. Any changes to this section would need to be on the annual meeting ballot as it is a lake safety items. Jason will send the changes to the board prior to the June board meeting.

Office Manager—Beth Ann Dismore

- All dues have been paid. There are a few sewer fees that are still outstanding. We have received about 2/3 of the MR&R payments.
- Beth Ann has been collecting information submitted for the directory and reviewing the GLOA records on QuickBooks. She is contacting lot owners with any questions and updating as needed.

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

Submitted by:
Beth Ann Dismore