

**Minutes of the Grandview Lot Owners Association
Board of Directors
June 20, 2024, at 7:30 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.

Absent: John Ludwig

Guests: Jim Riffle, Kevin Preuss, Clark Millman, Steve Shuel, Arlene Truex.

President—Matthew Claymon

Matthew called the meeting to order. A motion was made to approve the minutes from the May 16th board meeting. The motion was seconded and approved. A motion was made to approve the minutes from the June 2nd special board meeting. The motion was seconded and approved. A motion was made to approve the minutes from the June 12th special board meeting. The motion was seconded and approved.

Jim Riffle asked to speak to the board. Jim wanted to take the time to thank the board for their service—specifically Cindy as chair of the architecture committee and Jason as the Lake Safety chair. He also mentioned Bill and his work on the spillway project, Michelle Aton and Margaret and their work on the land use committee and invasives in the woods and Tom Schroeder and his work on major repairs and replacements. His purpose was to say thank you for all the board has done in the past and is doing now.

It was asked if any board members had not signed the Statement of Conduct approved by the board at the May meeting. Margaret Powers turned in her resignation from the board.

There was some discussion on the wording of boat weight interpretation.

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

- There were no concerns from the board on the May financials.
- John is beginning to work on the 2025 budget. Any board member that has suggestions to their respective budget areas need to send these adjustments to John before the July board meeting.
- John has gone to one bank regarding the financing of the spillway project. He plans to visit a second bank and possibly a third bank if necessary.

Lake Manager—Todd Harris

- Todd reported an estimate to the board to add a tap to pay feature to the new gas pump of \$2,270. A motion was made to proceed with the tap to pay feature. The motion was seconded and approved.
Todd is also looking into labeling for the new gas pump that would include the Grandview logo and hours of service. He is also looking at a cover to protect the screen from the sun.
- Trib 5—The silt mitigation pond and filtration berm need to be expanded in size. **Action Item:** Todd will talk with John and the timing expense for MR&R.
- Todd is looking into electronic voting for this fall's annual meeting.
- Dredging—Todd is looking at updating the dredging application. Limiting the time of year dredging can be done is a consideration and also the length of time a dredger can be on the lake.

Spillway Project—Bill DeVries

There was one contractor that came to the pre-bid meeting. RL Vuckson has previously prepared an estimated for the project. They were the only one to submit a bid. The bid was approximately 10% over their estimate. Commonwealth, Bill and the TAC are working to see where adjustments can be made. There will be another meeting with Commonwealth next week to discuss these adjustments.

Sewer & WWTP—Charlie Laughlin

Charlie has been working on agreements for both new sewer connections and existing connections. These agreements need to be reviewed by the GLOA attorney, Greg Chandler. This topic will be included on the July agenda.

Social—Carrie Pumphrey

- Carrie reported that the Cocktail mixers went well with over 40 participating.
- Carrie is looking for judges for the boat parade on July 4th. Charlie and Matthew volunteered.
- The Full Moon party is tomorrow evening, June 21st. This will be included in the weekly newsletter. **Action Item:** Todd will also send out a special text message.
- The next mixer will be on August 2nd.
- Charlie suggested having board member bios included on social media and/or the newsletter. There was also a suggestion to have Grandview trivia included in the newsletter.

Architecture—Cindy Bartlett

- Five applications have been received and all but one approved since the last board meeting. One application will need a variance because of the 1/5 rule.
- Jim Riffle would like to be in a voting position on the architecture committee. Cindy and Bill both have individuals that are also interested being added to make a total of 5 voting members on the committee (Cindy, Bill, Melinda, Jim plus one more). The additions to the committee will be voted on at the July meeting.

Lake Safety—Jason Carroll

- Jason brought to the board some potential changes to Lake 003, 3.2 for discussion. **Action Item:** Jason will come back to the July board meeting with changes that came from the discussion. Jason will send the changes to the board prior to the July board meeting. Any changes to this section would need to be on the annual meeting ballot as it is a lake safety item.
- Jason reviewed the violation log and will continue to provide this information to the board each month.

Office Manager—Beth Ann Dismore

- All dues and sewer fees have been paid. We have received all but 16 of the MR&R payments. Letters will be sent on July 1 to those that have not paid the MR&R fee.
- 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. To date 146 lot owners have submitted their information. Beth Ann and Matthew will discuss next steps to contact lot owners for their information.

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

Submitted by: Beth Ann Dismore