

**Minutes of the Grandview Lot Owners Association
Board of Directors
July 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, and Bill DeVries.

Guests: Jim Riffle

President—Matthew Claymon

Matthew called the meeting to order. A motion was made to approve the minutes from the June 20th special board meeting. The motion was seconded and approved. A motion was made to approve the minutes from the June 20th board meeting. The motion was seconded and approved.

There was discussion regarding the rule change process. This is being developed to create transparency and consistency when rule changes are proposed. The board is trying to come up with an appropriate guide for the board to use as a tool when rule changes come before the board. The goal is to maintain the integrity of each step. If the board can expediate the process without compromising the schedule they will do so. **Action Item:** Matthew will bring a plan on how to implement the rule change process to the August board meeting.

Treasurer's Report—John Ludwig

- John reviewed the June financials.
- A motion was made to continue the yearly donations to both fire departments that service Grandview Lake. A \$500 donation to Harrison Township Volunteer Fire Department and two \$500 donations to Southwest Fire Department for being available on July 6th for the fireworks display and a yearly donation. The motion was seconded and approved.
- A first draft of the 2025 budget was given to the board. Any changes need to be sent to John prior to the August board meeting. The items on the budget that fluctuate are Lake Safety, Land Use and Community Activities. At this time the projected annual dues would be increased by \$25, the sewer fees by \$5 and the MR&R would stay the same as 2024 at \$1500.
- John reported on the progress with bank financing for the spillway project. He has worked with 3 banks and various options for the board to consider. (see Bill's report).

Lake Manager—Todd Harris

- A large tree has fallen in the Grandview woods near the road. The land use committee would like approval to have the tree removed. **Action Item:** Todd will be in contact with Michelle Aton. She knows of an individual that may be interested in purchasing the wood.
- Todd presented a draft of wording to be put on the gas pump. There was discussion regarding hours and also lighting at the gas dock. **Action Item:** Todd will bring information to the August board meeting regarding low voltage lighting at the gas dock, hours and months of service.
- Dredging—Todd recommended changes to the dredging application. This may also require changes to Dredging 002. **Action Item:** The proposed changes will be sent to Greg Chandler, the GLOA attorney, to review. Todd will bring a final recommendation to the August board meeting.

Spillway Project—Bill DeVries

- Bill presented the spillway project recommendation from the Technical Advisory Committee (TAC).
RL Vuckson is the contractor recommended at a cost of \$1,523,000. The TAC is also recommending Commonwealth as the construction manager at a cost of \$185,000. John reviewed the costs and the financing for the project. John has talked with three different banks regarding financing. First Financial Bank (FFB) has the best terms for the loan. John will review options and discuss with Greg and report back to Matthew.
A first draw on the 3-4-year note would be required within 90 days of securing the loan. The projected timeline for finalizing the loan is late August with a first draw on the loan in October or November.
Bill will talk with the vendor about their operational schedule and anticipated start. This will help project when draws will need to be made.
- A motion was made to 1) approve RL Vuckson as the contractor for the spillway project, 2) approve John to bring finalized documents for the potential loan with the bank to Matthew for moving forward after discussions with Legal team, and 3) approve signing the contract with the vendor once the loan has been approved. The motion was seconded and approved.
- Board discussed commitment letter as a way to move forward while waiting on closing of loan to get project started and material ordered.

Architecture—Cindy Bartlett

- There was one carryover from June. Lot 118 has requested a variance for a new dock and boat lift. The neighbors have been notified and have until August 2nd to respond.
- Three applications were received in June and an additional three so far in July. One of the recent applications will be applying for a variance.
- The board discussed a proposed guide for the use of the architecture committee regarding maintenance vs. renovation. A few changes were suggested. **Action Item:** Cindy will bring an updated proposal to the August board meeting.

Lake Safety—Jason Carroll

- Jason requested a change be made to the sunset hours for the remainder of July from 9 p.m. to 8:45 p.m. **Action Item:** Beth Ann will make sure this change is made in this week's newsletter.
- The board asked about the violation log and adding the lot number and/or lot owner's name. If this information is added the review of the violation log will need to be done in executive session. If not added the log can be reviewed in the regular meeting. After discussion the board requested the lot number and lot owner's name be added to the log. The log will be reviewed each month at the end of the meeting in executive session.

Office Manager—Beth Ann Dismore

- There is one MR&R payment outstanding and one MR&R partial payment.
- To date 186 lot owners have responded with their directory information.
- All staff will notify entire board of vacation days.

Sewer & WWTP—Charlie Laughlin

- Charlie has been working on revising the sewage agreements for both new sewer connections and existing connections per Greg Chandler's recommendation.

Social—Carrie Pumphrey

- Everything went well for the 4th of July activities.
- Carrie is looking for more attendees for the August 2nd mixer.

New Business

- Since the June meeting and the President's Message that followed in the newsletter, two lot owners expressed interest in the open board position. The GLOA by-laws direct the board to fill open positions by a majority vote of the board. One owner made a commitment to meet the board members and, if selected, join the board. The other lot owner was not ready to make a commitment to join at this time. Two meetings were held for the board to meet Mike Miller (Lot 325). After a short discussion of whether to vote at the July or August meeting, it was determined sooner was better as the end of the year is quickly approaching. The board voted to appoint Mike Miller as a GLOA board member through December 2024.
- John made a motion to approve the additional approximately \$9,000 to Commonwealth for managing the construction project for the spillway. The motion was seconded and approved.

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

Submitted by:
Beth Ann Dismore