

Board of Directors

September 19, 2024, 7:00 p.m.

Present: Todd Harris, Jason Carroll, Matthew Claymon, Carrie Pumphrey, John Ludwig, Bill DeVries, Mike Miller and Melinda Kotterman

Guests: Jim Riffle, Clay Adams, Dolores Krome, Jennifer Ehara, Julie Bergman

Absent: Cindy Bartlett, Charlie Laughlin

President - Matthew Claymon

Matthew called the meeting to order. John made the following correction to the August minutes. Remove the sentence "A redaction from the previous minutes was initiated by John Ludwig removing the line "Greg Chandler has recommended that the Grandview Woods should not be used as collateral." A motion was made to approve the corrected minutes from the August 15, 2024 board meeting. The motion was seconded and approved.

Matthew asked Sonny Stahl, the deer hunt coordinator, to attend the meeting to discuss the deer hunt schedule. There was discussion about the closing of the woods and the trails during the hunt to increase safety. After discussion a motion was made to close the woods and trails during the hunt Monday-Friday, with no hunting on any Sunday and every Saturday except three. There was also a suggestion to increase signage at all woods entrances when the woods are closed. The motion was seconded and approved.

Rule Change Process

The board has agreed that there is a need for a clear and transparent process to address possible rule changes and is in discussion of developing what they see as a good process. Once this has been completed the board will ask for feedback from the association on the process and next steps to implement the process. **Action Item:** Matthew will make suggested changes and bring back to the board.

Lake wide survey

Todd has been working on the survey to be sent to lot owners to receive feedback on lake activities and anything lake related. **Action Item:** Todd will send the survey in the upcoming GLOA newsletters.

Treasurer - John Ludwig

Income is positive year to date and expenses are approximately under budget. The 2025 budget will have a 3% increase over the 2024 budget. The lot dues will increase \$45.00, and the sewer fee will increase \$5.00, MRR to remain at \$1500.00. A motion was made to approve the 2025 operating budget. The motion was seconded and approved.

The fees for 2025 will be: Dues \$910, Sewer Fee \$725, M&R \$1,500 totaling \$3,135 for the year.

Architecture – Todd Harris:

Two projects have been approved. One a variance to update a waterfront structure (Lot 286) and a waterfront structure (Lot 142). One six-month extension was given to Lot 243A.

Lake Manager - Todd Harris

The annual meeting will be held at Upland on November 10th. Ryan Moravec has graciously donated the space for the meeting. There will be a social hour prior to the meeting with hors d'oeuvres and a cash bar. The meeting will begin at 2 p.m. Avi Solutions is working with Todd to make sure we have ample microphones and will be able to use the Zoom Cart for the meeting.

We will be using Election Buddy for voting this year. Todd has looked into the pros and cons and the site is used by many HOAs for voting. The site is safe and reliable, and he is able to set the parameters for the association's needs. The annual meeting information will be distributed on October 1st. Any lot owner that requests a paper ballot must do so by October 10th. Voting will be open from October 15 – 30. The results will be announced at the Annual Meeting on November 10th.

The new signs have been installed on the gas pump. Credit card will be accepted year-round. The tap to pay feature should be in anytime.

Spillway project - Bill DeVries

Bill has received an update to the plans from Commonwealth. RL Vuckson has the drawings and has ordered the steel and concrete structures and has started surveying. **Action Item:** Bill will have a report for the September 27th newsletter.

Lake Safety – Jason Carroll

Jason reviewed the violations for the 2024 summer season. July was the highest violation month.

The meeting was adjourned.

Submitted by:

Beth Ann Dismore