

Board of Directors

January 16, 2025, 7:00 p.m.

Present: Todd Harris, Beth Ann Dismore, Matthew Claymon, John Ludwig, Bill DeVries, Mike Miller, Charlie Laughlin, Cindy Bartlett and Melinda Kotterman.

Absence: Mark Thacker and Carrie Pumphrey

Guests: Kevin Preuss, Lisa Duret, Jennifer Ehara, Don Lucas, Arlene Truex, Matthew Kirr.

President – Matthew Claymon

Matthew called the meeting to order.

- A motion was made to approve the December minutes. The motion was seconded and approved.
- The following slate of officers was presented to the board:

President	Matthew Claymon
Vice President	Mark Thacker
Treasurer	John Ludwig
Secretary	Melinda Kotterman

A motion was made to accept the officers for 2025 as presented to the board. The motion was seconded and approved.

- Looking to 2025, Matthew described 2024 as a Transparency & Communication year and 2025 as Grandview 2025 Plus—Grandview Today/Grandview Tomorrow. Each board member and staff member will assess how their skill set can come into play contributing to the Grandview Community.
- Job Descriptions—Updated job descriptions were given to the board for pre-reads for both the Lake Manager and the Office Manager. Todd’s position will not only be Lake Manager, but Lake and Community Manager.
- 2025 Holidays—2025 Holidays were presented to the board including 10 paid holidays and days off between Christmas and New Years. A motion was made to approve the holiday schedule. The motion was seconded and approved.
- Matthew reported that Mark is focusing on two specific areas. 1. Safety Patrol process—working with Todd and 2. Analysis of the GLOA survey results.
- There was discussion about having an online “store” to purchase Grandview merchandise. The board is supportive of having this available to lot owners.

Treasurer – John Ludwig

- FinCen—At this time, the court has postponed the deadline. John has all board information ready to be submitted once a decision to proceed is reached.
- Check Signers—Jason will need to be taken off the FFB account as a check signer and Mike Miller has agreed to be added as an additional check signer. A motion was made to accept these changes. The motion was seconded and approved. The signers for the FFB account will be Matthew, Melinda, Bill and Mike. The signers for the Raymond James accounts are Matthew and Melinda. John and Beth Ann will work with First Financial to make the changes.
- Blue & Co will be completing the 2024 compilation. Our agreement with Blue & Co. was initially for two years—2023 and 2024. John will be checking with Blue & Co. mid-year on the costs for 2025.
- John presented the 2025 spending authority with three changes—Staff salaries, Mowing & Transfer recommendations. A motion was made to approve the 2025 Spending Authority. The motion was seconded and approved.
- RL Vuckson, the contractor for the spillway project, has submitted an invoice that needs board approval as it is over \$300,000. Both Bill and John have reviewed the invoice. A motion was made to approve the invoice for payment. The motion was seconded and approved.
- John reviewed the end of year financials for 2024. The preliminary numbers show a small loss from the operating budget. John is working with Blue and Company on end of year compilation and hopes to have the final numbers by February.
- John is working on implementing a lockbox for payments for GLOA members as well as a process for taking electronic payments. He will have more information and recommendations at the February board meeting.
- Gas purchase authorization— The board discussed our annual contract for gasoline. A motion was made to allow Todd to execute a contract to lock in the price for 25,000 gallons of gasoline for the 2025 season. The motion was seconded and approved.

Sewer & WWTP—Charlie Laughlin

The association has received a request from a current lot owner that owns property adjacent to Grandview to connect with the GLOA sewer system. Charlie explained that the WWTP capacity is more than large enough to accommodate an additional sewer hook-up. At this time there are two additional sewer customers that are not Grandview lot owners, but are within the Certificate of Territorial Authority (CTA). The property in question is not within the CTA; however, the sewer line runs under their drive. After discussion a motion was made to allow the additional sewer hook-up with the exception that Charlie obtains legal review of the project. The motion was seconded and approved. The lot owner will be responsible for paying the hook up fee of \$3,500 and any legal fees incurred above the hook up fee.

Spillway Update—Bill DeVries

Bill reported that RL Vuckson has not been on the spillway project for the past 4-5 weeks. They plan to be back on the job beginning January 27th. The next steps will be the principal spillway in mid-February and the outlet pipe and manhole connection. The projected completion date is the end of March.

Land Use—Mike Miller

- Mike reported the top three items from the Land Use committee for 2025:
 1. Jennifer Ehara and Todd will work on grants.
 2. An easier trail in the woods.
 3. Exploring a 501C3 Foundation as a way to expand funding opportunities.

The committee will be exploring the advantages and or disadvantages of a foundation and bring back information to the board.

- In addition to the top three items, other Land Use items include:
 - Explore tackling more invasive species
 - Lot Owner education with GLOA newsletter articles
 - Signage at the three entrances with notifications i.e. burn ban, deer hunt, etc.
 - Cleaning of ditches
 - Evacuation from wood in case of an emergency. Jennifer met with Harrison Twp Fire Dept.
 - Fire Risk
- The 2024 deer hunt report—13 doe and 10 bucks were harvested.

Fishing Committee—Matt Kirr

The board asked a member of the fishing committee to appear at the January board meeting to discuss additional lake stocking that was done without board approval. The committee members are requesting \$2,300 reimbursement for the additional purchase. Matt explained there was an opportunity to purchase muskies for the lake and he and another fishing committee member purchased the fish. The purchase was supported by the fishing committee. It was just completed out of order procedurally. After discussion a motion was made to reimburse the \$2,300 and lower the 2025 fish stocking budget \$2,300. The motion was seconded and approved.

Lake Manager - Todd Harris

- Tributaries—In the process of cleaning and expanding the size of siltation ponds.
- IEAP—Todd reviewed with the board the emergency action plan for the dam. There was a recommendation to update the information once the spillway is complete.
- “Angies” list—Todd is looking at a platform where lot owners can look for recommendations for services. Facebook may be an option with a closed group only for Grandview residents.
- Todd has been working with Pyrotechnico on a new 3-year fireworks contract. There is a \$1,000 per year increase with the total for each year \$16,000. A motion was made to approve the 3-year contract. The motion was seconded and approved.

Office Manager—Beth Ann Dismore

- Beth Ann reported that approximately half of the dues for 2025 have been received. In addition to dues payments several lot owners have also paid their sewer and MR& R fees.
- In the past board binders were prepared for new board members. Beth Ann has made the board book available digitally. The board book can be shared by sharing access to the folder. Any changes made to the board book will be immediate.
- Beth Ann will be working on a welcome letter to be sent to new lot owners with lake information. The goal will be to complete by the end of the first quarter.

The meeting was adjourned to Executive Session for annual staff reviews..

Submitted by:

Beth Ann Dismore