

**Minutes of the Grandview Lot Owners Association  
Board of Directors  
March 20, 2025, 7:00 p.m.**

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

**Absence:** Carrie Pumphrey

**Guests:** Jennifer Ehara, Clay Adams, Arlene Truex, Jim Riffle and Matt Bartlett

**President – Matthew Claymon**

Matthew called the meeting to order.

- A motion was made to approve the February minutes. The motion was seconded and approved.
- A motion was made to accept the Rule Change Resolution. The motion was seconded and approved.
- There was discussion on providing an online store for lot owners to purchase Grandview merchandise, i.e. shirts, coolers, coasters, etc. The store would be open to the lot owners to place orders. A motion was made to create an online store for lot owners to buy merchandise once or twice a year at no cost to the association. The motion was seconded and approved. Matthew and Todd will work on setting this up as soon as possible before the boating season begins.

**Treasurer – John Ludwig**

- John reviewed the February financials. There were no questions from the board.
- John worked with First Financial to extend the loan for the spillway. A motion was made to extend the time for draws from May 9 to June 1 and for Matthew to sign this extension. The motion was seconded and approved.
- John reviewed the current investment of the cash on hand in the Raymond James accounts for both the operating and MR&R accounts.
- John reviewed the spillway update on financials and latest invoice. We will do our first draw on line with this latest invoice.
- The insurance renewal is on April 1<sup>st</sup>. The umbrella policy that we had with Cincinnati Insurance was 16 million last year. Cincinnati Insurance will not renew the policy at this amount. The current renewal is in line other than the umbrella coverage which currently is 5 million. John is working with other companies but has not found anyone that will renew at a larger amount to date. If the GLOA cannot find coverage to increase the umbrella amount the board will communicate with the lot owners as they may want/need to have a rider on their policy.

**Architecture—Cindy Bartlett**

- Cindy reported two approvals since the last meeting. One for a jet ski dock and one for a dock extension. There has been one new application that is pending approval.
- There was discussion regarding demolition of property on Grandview. After discussion Cindy will contact the county for something in writing that the county requires for

demolition. A form letter was recommended for any lot owner that planned to do demolition.

### **Lake Manager - Todd Harris**

Todd joined the meeting from a Lake Manager Conference he is attending in Noblesville.

- Todd is looking into HOA membership software to better manage information that would possibly include lot owner contact information, lot file management, online payment, directory, newsletters, etc. The two options he is looking at are HOA Pay and HOA Sites.
- The landscaping at the main entrance at 650W and 300S will be updated and redesigned. Many of the larger rocks were moved this year by the snowplows. These will be moved along with many of the plantings away from the edge of the road. The other entrances at Bellsville and 750 will also be updated.
- Todd has four individuals so far for lake safety officers. He will work with Jason Carroll to train the officers. The officers will be encouraged to communicate and educate the lot owners. Information will be provided in the GLOA newsletter for lot owners that observe offenders and the steps to report to the officers and/or Todd.
- The county roads were repaved last year and are much improved. Todd has been in contact with the Bartholomew County Highway Department to see if there are plans to repave Bellsville Pike. Bellsville is on the schedule to be repaved and Todd will follow up with any additional information as he receives communication from the highway department.
- Todd has purchased combination locks for the gates. This is a change from previous years when keys were purchased and distributed. Information will be communicated in the newsletter regarding this change.

### **Land Use—Mike Miller**

- Mike reported that the grant money that was previously frozen is now available to continue the invasive treatment as scheduled.
- An additional grant, The America the Beautiful grant, has been secured and will be used for a Nature Park below the dam.
- Todd is looking into options for trail maintenance. He has been in touch with a company from Indianapolis.
- Phil Bush reported there are 10 trees down on the trails and a broken bridge.
- Mike reported that a lot owner would like to clean some of the debris at his cost left from the removal of invasives. Mike and Jennifer Ehara from the Land Use committee will meet with the lot owner and Todd will oversee this project.

### **Spillway Update—Bill DeVries**

Bill reported that RL Vuckson has requested an extension. A change order is also needed due to the shale that needs to be removed from the spillway site. A motion was made to approve a 60 day extension and to approve a change order for time and materials at an estimated cost of \$26,000. The motion was seconded and approved.

### **Office Manager—Beth Ann Dismore**

- Beth Ann reported there are 2 lots that have not paid their 2025 dues. To date 202 sewer payments have been received and 72 MR&R payments have been received.
- Beth Ann has been working on a welcome letter to be sent to new lot owners with lake information. The letter will be sent to the board for their input.
- Information for the spring newsletter needs to be received by Beth Ann no later than Friday, April 25<sup>th</sup>. Publish date will be the week of May 12<sup>th</sup>.

### **New Business**

There was a question about who oversees and maintains the Roth Cemetery near the GLOA office and Pond Drive. Matthew asked Beth Ann to research and see if this is something the association can provide assistance with maintenance.

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

Submitted by:  
Beth Ann Dismore