

Minutes of the Grandview Lot Owners Association
Board of Directors
April 17, 2025, 7:00 p.m.

Present: Todd Harris, Beth Ann Dismore, John Ludwig, Bill DeVries, Charlie Laughlin, Mark Thacker, Matthew Claymon, Carrie Pumphrey and Mike Miller

Absence: Cindy Bartlett and Melinda Kotterman

Guests: Kevin Preuss, Jennifer Ehara, Arlene Truex and Jim Riffle

President – Matthew Claymon

Matthew called the meeting to order.

- A motion was made to approve the March minutes. The motion was seconded and approved.
- The Rule Change Resolution was approved at the March board meeting. After bringing this to the board for two meetings the information will be shared with the lake community to see if there is support to add the resolution to the By-Laws.

Treasurer – John Ludwig

- John reviewed the March financials. There were no questions from the board.
- 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. He is predicting the loan to be less than originally projected.
- After meeting with several insurance companies, the umbrella policy that we had with Cincinnati Insurance will be renewed at \$6 million which is less coverage than the \$15 million previously insured through April of 2025. A community letter will be sent to lot owners by email explaining the potential liability exposure to lot owners.
- The board received copies of the 2024 financial statements compilation from Blue & Co. A motion was made to accept the compilation as presented. The motion was seconded and approved.

Lake Manager - Todd Harris

- Land use—Spring clean up at the entrances and the office has been completed.
- Invasives—The EQUIP grant work on tract 1 will begin mid-summer.
- Future Nature Park—Steady progress has been done on the area below the dam. This is a long-term project focusing on removing the most invasive species at this time.
- Trails—Todd is looking into trail maintenance options. Wayne’s bridge has damage from a fallen tree that needs to be repaired.
- Seldom used trailers have been moved to the lower lot.
- Weed treatment has been completed at both lots.
- Repaving work on Bellsville Pike started this week. When the work is completed the roads around the entire lake have all been repaved. Thank you to Todd and other lot owners instrumental in following up with the county to get this accomplished.
- After the recent storms all of the tribs will be cleaned out in the near future.

- Todd has five individuals so far for lake safety officers.
- Architecture—One jet ski lift has been approved.

Land Use—Mike Miller

- Many trees are down on the trails due to the recent storms. Mike will bring a scope of the work that needs to be done to the board to decide the best way to handle the clean up. The woods will need to be accessed for clean up. There is a Land Use committee meeting on April 26. Mike will bring back the concerns of the committee members on access to the woods and possible options to the board.
- Following up on the 501c3 next steps the board has requested the Land Use committee bring framework to the board. In turn, the board will take this information to the GLOA attorney for their review and input.

Spillway Update—Bill DeVries

Bill reported the spillway construction survived the recent storms and the lake level is back to normal. The anticipated completion date is mid-May.

Social—Carrie Pumphrey

- Dale & Kristen Gayman will be hosting the Spring Social.
- The Memorial Day breakfast will be hosted by the Land Use committee at the site of the future nature park.
- Carrie is working on a couple of mixers like last year and Matthew is working on a couple of golf outings and a car rally in Brown County. The first golf outing will be on Friday, May 13th at 11 am.
- A band is scheduled for July 5th on the dam
- An end of summer party will be planned around Labor Day.
- In addition to the Full Moon parties other boat tie-ups will be scheduled on weekends throughout the summer.

Office Manager—Beth Ann Dismore

- Beth Ann reported one lot has not paid their 2025 dues. If the dues are not paid by the end of April they will be turned over to the attorney for collections. To date 264 sewer payments have been received and 76 MR&R payments have been received.
- The new welcome letter is complete and will be sent to any new lot owners and also to lot owners that are new in the past year.
- Information for the spring newsletter needs to be received by Beth Ann no later than Friday, April 25th. Publish date will be the week of May 12th. To date only a couple of board members have sent in their reports.

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

Submitted by:
Beth Ann Dismore