

**Minutes of the Grandview Lot Owners Association  
Board of Directors  
May 15, 2025, 7:00 p.m.**

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

**Guests:** Kevin Preuss, Jennifer Ehara, Clay Adams and Jim Riffle

**President – Matthew Claymon**

Matthew called the meeting to order.

- A motion was made to approve the April 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 April and May meetings the information will be shared with the lake community at two town hall meetings and notice to all lot owners to see if there is support from the lot owners to add the resolution to the By-Laws. This may be added to the ballot for the annual meeting if the community supports adding the resolution to the GLOA By-laws.

A motion was made to use the board resolution of the rule change process to solicit input from the lot owners. The motion was seconded and approved. Mike, Melinda, Charlie and Matthew will work on next steps and communicate back to the board.

- Matthew Claymon shared he made a recent personal investment in Membershine and HOA Start. Prior to making this investment in the software, many months ago Matthew shared several HOA platforms with Todd as ideas for comprehensive community management and communication solutions. Matthew has disclosed this personal conflict and will not participate in any decision making or voting for the selection of a new community management solution.

**Social—Carrie Pumphrey**

- The Memorial Day breakfast will be hosted by the Land Use committee at the site of the future nature park.
- A Mixer is planned for Friday, June 13<sup>th</sup>. Carrie is looking for volunteers to host.

**Treasurer – John Ludwig**

- John reviewed the April financials. There were no questions from the board.
- The line of credit with FFB is \$470,472.
- John will begin working on the 2026 budget and asked board members to send him any budget items for 2026.
- A replacement reserve study will be conducted in 2026 to update our current MR&R study. John and Todd are working on study items this year.

### **Spillway Update—Bill DeVries**

- The new pipes are being tested and any needed repairs made. The old spillway should be removed by Memorial Day.
- Bill reported RL Vuckson has submitted a second change order requesting an additional 60 extension. This does not increase the cost of the project. After discussion by the board a motion was made to have Bill work with RL Vuckson and Commonwealth on final language of change order. The motion was seconded and approved. John will work with the bank for an extension on the loan.

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

- Todd has been looking into HOA membership software. The software would allow better management of GLOA membership. The software would feature online payment, payment tracking, voting, member profiles/directory, surveys and much more.
- Temporary spots in the upper lot for boats that come in and out have been requested. Todd asked the board their thoughts on designating 2-3 spots for this purpose. After discussion Todd will plan to have some signs made and identify 2-3 spots possibly where the construction equipment has been stored.

### **Land Use—Mike Miller**

- Mike asked the board for their recommendation if lot owners that do not abide by the county burn ban. If this happens it is not a board responsibility. Call the county.
- There was discussion about the land use request regarding a 501c3. The board will include information on the annual survey this fall to determine if there is the interest from lot owners.

### **Architecture—Cindy Bartlett**

- There were three submissions since the last board meeting. Lot 247, Brown, over land waterfront structure, Lot 133, Treadway, new shed, and Lot 295, Force, dock for rental property.
- The Architectural Committee presented various ideas regarding the role of the GLOA related to the demolition of structures on Grandview. Concepts regarding a demolition application, an approval, demolition notice, and Bartholomew County's oversight were shared from the Committee. The conclusion of robust conversation was for Lot Owners who may be securing a demolition permit from Bartholomew County to coordinate with the Lake Manager should the County be requesting sign off from the Association. There are no current GLOA rules regulating the demolition of structures at Grandview.
- A motion was made and seconded to direct lot owners to the lake manager when working with the county for a demolition permit. There was universal support of this concept. However, the board discussed the proposed motion and most all of the board agreed this did not require a motion and no board member objected to this position. One guest in attendance felt the motion needed to be voted on.

**Office Manager—Beth Ann Dismore**

- Beth Ann reported that all dues and sewer fees have been paid. To date approximately 64% of the MR&R payments have been received.

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

Submitted by:  
Beth Ann Dismore