

**Minutes of the Grandview Lot Owners Association
Board of Directors
June 19, 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: Arlene Truex, Dolores Krome, Jennifer Ehara, Matt Bartlett, Clay Adams and Jim Riffle

Vice President – Mark Thacker

Mark called the meeting to order.

- A motion was made to delete the last bullet point from the architecture report. The motion was seconded and approved.
- A motion was made to approve the May minutes with the correction. The motion was seconded and approved.
- Dates were discussed for Town Hall meetings regarding the rule change resolution. The first town hall will be held at 6 p.m. July 17th prior to the July board meeting. A second town hall in August TBD.

Architecture—Cindy Bartlett

- There have been 10 submissions since the last board meeting. Many were tornado related. Lot 167, Isaacs, replace fence, Lot 270, Engelking, replace shed, and Lot 157, Meshberger, demo permit.
- The Architectural Committee presented the board a variance request for Lot 280, Krome. The committee is recommending the board approve the variance. The change of location of the pontoon lift is an improvement for ingress and egress in the area. A motion was made to approve the variance. The motion was seconded and approved.

Treasurer – John Ludwig

- John reviewed the May financials. There were no questions from the board.
- Gas income is down approximately 50%.
- There are approximately 20 MR&R payments that are outstanding. Letters will be sent next week to those lot owners.
- John reviewed the investments for both the MR&R and the Operating account.
- John covered the MR&R spillway funding and projection of MR&R account for the rest of 2025.
- The board was reminded that John will be working on the 2026 budget. If anyone has budget items that need to be included, please send those to John as soon as possible. He plans to have a first draft at the July board meeting.

Lake Manager - Todd Harris

- Todd has been looking into HOA membership software. He plans to test the options on some of the HOA software in the near future.
- Much of Todd's time over the past month has involved clean up from the May 16th tornado.

Land Use—Mike Miller

- The Land Use committee has met with Dan McGuckin from Habitat Solutions for recommendations for the Grandview Woods since the tornado. There was board discussion about logging the viable trees from the woods. After a lengthy discussion, at this time, the board does not support this option.
- They have also gotten quotes for clearing along the roadways from Frank's Tree Service and Vertical Landscaping. The quotes will be compared and a special meeting will be called to discuss once all of the information has been received from the contractors.
- The trails are also a large concern for the community. A suggestion was made to ask for feedback on some of the items concerning the woods at the town hall meeting to be held on July 17th.
- The Land Use committee would like to have a lake wide appreciation day for all those that have been so helpful during the time since the tornado.

Spillway Update—Bill DeVries

- The new spillway is complete with the exception of adding topsoil and seeding the area. The final inspection of the pipes will be in 2-3 months to make sure all is working as it should. The retainage will be held until this final inspection has been completed.

Social—Carrie Pumphrey

- The mixers and golf outing were well attended. Next up is the 4th of July weekend with a full schedule of activities.

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

Submitted by:
Beth Ann Dismore