

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

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

**Absent:** Charlie Laughlin

**Guests:** Jennifer Ehara, Matt Bartlett, Robert White, Kevin Preuss & Lisa Duret and Jim Riffle

**President – Matthew Claymon**

Matthew called the meeting to order.

- A motion was made to approve the June minutes. The motion was seconded and approved.
- The Town Hall meeting was held at today at 6 p.m. July 17<sup>th</sup> prior to the board meeting. A committee of board members will meet to discuss the comments from the Town Hall. A second town hall will be in August with the date to be determined.
- A proposal for corporate sponsorship and advertising guidelines was presented to the board as a result of a GLOA lot owner offering to sponsor a movie at the dam. There was discussion including:
  - The board would have authority to approve or reject events
  - The board would manage the number of events
  - Events would be proposed by the board member that is the chair of social events

After discussion the proposal was tabled.

A motion was made to defer the desire to make a decision until the August meeting for the movie night that was proposed. The motion was seconded and approved.

**Vice President—Mark Thacker**

- Mark followed up on the decorum guidelines and addition to the GLOA board Statement of Conduct. A motion was made to add the GLOA Board Meeting Decorum Guide as a companion piece to the Board of Directors Statement of Conduct including additional verbiage to the statement of conduct referencing the decorum guide. The motion was seconded and approved.

**Treasurer – John Ludwig**

- John reviewed the June financials. There were no questions from the board.
- A preliminary 2026 budget was given to the board with a request from John for any additions to be brought to him as soon as possible. He is projecting a 10-15% increase in dues for 2026.
- The board is evaluating outsourcing the association accounting (bill paying, deposits, etc.). This will be discussed at the August board meeting.
- The budget for Land Use is higher than normal due to the unexpected expenses from the May 16<sup>th</sup> tornado. It is possible that MR&R dollars may be used to help with the lake cleanup of downed trees.

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

- A special event application was received from a GLOA lot owner. There were some questions on the application that Todd had answered and presented the information to the board. After discussion a motion was made to approve the application with the following requirements: No fireworks or other flammable lanterns, no cars to be driven on the dam and proof of special event insurance. The motion was seconded and approved.
- Lake Safety—The focus this year has been on educating the lot owners and guests and maintaining friendly interactions.

### **Social—Carrie Pumphrey**

- A movie night will be discussed at the August board meeting. See notes in Matthew's section.

### **Land Use—Mike Miller**

- Mike presented information to the board for three different areas of concern.
  1. Clearing of the tornado debris from the woods.
  2. Roadside clean up in 4 different areas of the lake
  3. Trail clean up and bridge repair.Quotes and contract information will be discussed in executive session following the board meeting.

### **Architecture—Cindy Bartlett**

- There have been seven submissions that were tornado related.

### **Spillway Update—Bill DeVries**

- The new spillway is complete and working well. Grass is beginning to grow! An additional inspection of the pipes will be done in the fall.

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

Submitted by:  
Beth Ann Dismore