

**Minutes of the Grandview Lot Owners Association
Board of Directors
August 21, 2025, 7:00 p.m.**

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

Absent: Bill DeVries

Guests: Kevin Preuss & Lisa Duret, Clay & Lisa Adams, Frank Reindl, Don Lucas, Matt Ellegood, Julie Bergman, Arlene Truex, Diana Mutz and Jim Riffle

President – Matthew Claymon

Matthew called the meeting to order.

- A correction to remove information that Executive Sessions were held from the July minutes will be made. A motion was made to approve the July minutes as amended. The motion was seconded and approved.
- The second Town Hall meeting was held today at 6 p.m. August 21st prior to the board meeting. A committee of board members will meet to discuss the comments from the Town Hall.
- Henry Zoning Changes—There was a lengthy discussion with the board and lot owners that were in attendance. After discussion a motion was made that the Board will provide a written statement to the Zoning Board stating that GLOA is against commercialization of neighboring property and request a 60 day continuance, the letter will be read at the Monday, August 25th Building & Zoning meeting by Mark Thacker stating the position of the GLOA, an additional mass email will be sent to the GLOA community regarding the Monday meeting and encourage all concerned lot owners to attend Monday's zoning meeting. The motion was seconded and approved.

Treasurer – John Ludwig

- John reviewed the July financials. There were no questions from the board.
- John also reviewed the MR&R investments and reported that there will be an approximate \$40,000 savings from the Commonwealth contract.
- The board reviewed the preliminary budget and discussed the various items as compared to 2025 budget. Highlights from the increases to the 2026 budget include the woods and invasives, outsourcing the accounting, HOA software and reserve replacement from 2025 of \$25,000. John and Todd also worked on updated MR&R forecasting to give better picture for next three years as we go into 2026 with a reserve study.
- The board reviewed the proposal for outsourcing the accounting for the GLOA. The board discussed the various pros and cons of outsourcing. A motion was made to proceed with a review of various proposals and select a vendor in Executive Session. The motion was seconded and approved.
- John provided the board with an update on the various investment accounts for operating and MR&R.
- John gave update of MR&R expenditures through rest of year.

Lake Manager - Todd Harris

- Vertical Landscaping has started the roadside cleanup and should have it completed by the last week of August. The board suggested having visuals of the clean up in the GLOA Newsletter.
- John is working with insurance company on cleanup of the house debris. Process is taking longer as needed to gather declinations and approvals from various sources.

Social—Carrie Pumphrey

- Information about both the End of Summer get together and the Labor Day breakfast were included in today's GLOA Newsletter. The Labor Day breakfast location will be at the GLOA office.

Land Use—Mike Miller

- Deer Hunt—Sonny Stahl, the coordinator of the yearly Deer Hunt, has been out in the woods and is recommending that there not be a deer hunt this year for safety reasons. A motion was made to skip the deer hunt in 2025. The motion was seconded and approved. Arlene Truex will compose a letter to be sent to all the previous hunters and also something to be sent to the lot owners.

Architecture—Cindy Bartlett

- There have been 11 applications—four submissions were tornado related, one was denied, and two are pending.

Spillway Update—John Ludwig reported in Bill's absence

- Reseeding will be done on the spillway area sometime this fall. There will also be a final inspection of the conduit this fall.

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

Submitted by:
Beth Ann Dismore