

**Minutes of the Grandview Lot Owners Association  
Board of Directors  
September 18, 7:00 p.m.**

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

**Absent:** Bill DeVries, Cindy Bartlett, Mark Thacker

**Guests:** Kevin Preuss & Lisa Duret, Jennifer Ehara and Jim Riffle

**President – Matthew Claymon**

Matthew called the meeting to order.

- A motion was made to approve the August minutes. The motion was seconded and approved.
- After offering two Town Hall meetings regarding the Rule Change Amendment there was one suggestion for an addition to the amendment that would include non-routine non-emergency large capital projects from the MR&R fund for transparency and to seek lot owner input. A motion was made to include the amendment as drafted on the annual meeting ballot. The motion was seconded and approved.
- The board received a complaint regarding noise and hours of homeowner parties. After discussion it was the board's decision there was no action necessary by the Board at this time.

**Treasurer – John Ludwig**

- John reviewed the August financials. There were no questions from the board.
- John presented the 2026 budget to the board for approval. A 15% increase in the 2026 budget is projected. The increases to the budget were noted as: Land Use (ongoing tornado damage), Professional Fees (outsourcing accounting) and Minimum Reserve Requirement (\$25,000). A motion was made to approve the 2026 budget for the annual meeting ballot. The motion was seconded and approved.

**Lake Manager - Todd Harris**

- Todd made a couple of revisions to the special events application--a request for a map of the area along with a description and if the event be insured. The board agreed with the changes to the application.
- Todd is working on the annual survey to be sent out in the next week or so. It will be largely the same as last year with a few additions.
- Board members need to get any slide show information to Todd by October 12<sup>th</sup> for the annual meeting.
- Land Use—Todd updated the board on the clean up around the lake and the woods area where the house debris was in the woods. Jason Carroll has been clearing a section of the hiking trail on the south side of the lake. The repair of Wayne's bridge has not been completed. The 2025 deer hunt has been cancelled. Todd also reported there have been several

deer die recently due to a disease due to the dry weather.

Todd was asked to follow up with the county on the clean up on Locust Lane.

- Lake Safety—It has been quiet the last couple of weeks on the lake. This coming weekend will be the last weekend for Lake Safety.
- Architecture—There have been eight applications in the past month. All but two have been approved. Many were tornado related.

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

Submitted by:  
Beth Ann Dismore