

**Minutes of the Grandview Lot Owner Association  
Board of Directors  
March 19, 2026, 7:00 p.m.**

**Present:** Matthew Claymon, Jennifer Ehara, Todd Harris, Melinda Kotterman, John Ludwig, Mike Miller, Mark Thacker (virtual)

**Absent:** Dale Gayman, Charlie Laughlin, David Ross

**Guests:** Kevin Preuss, Jim Riffle

**Vice President - Matthew Claymon**

Matthew called the meeting to order. A motion to approve the February minutes was made, seconded, and approved.

**President-Mark Thacker**

- Mark shared that he will be working on a document to clarify responsibilities and authority between the Board and its committees.
- He also mentioned that he will be sending an email to each Board member to better understand their individual goals for the year. The intent is to share these goals with one another to gain a deeper understanding of what everyone is working on.

**John Ludwig - Treasurer**

- John reviewed the financials that were distributed prior to the meeting.
- Accounts receivable reflects money that has been received but not yet deposited. To date, MMR totals \$91,500 and sewer revenue totals \$49,920.
- Fourteen (14) lots have not paid dues, and eighty-one (81) lots have not paid sewer fees; however, sewer fees are not due until March 31. Late notices will be sent this month for dues unpaid from the January invoices.
- Software expenses are currently over budget due to the implementation of new HOA software. Some existing programs may be eliminated and consolidated into the new system. Additional information will be provided at a later date.
- The investment reserve excess from 2025 totals \$32,000 and will be transferred to the MR&R restricted account later this year.
- John also reviewed current investments and account balances at Raymond James.
- Blue has completed the 2025 taxes, which John will review and file prior to the deadline. Blue is also completing the financial compilation, which is expected to be finished by the end of the month. Once completed, Todd will publish it to the GLOA website.

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

Todd reviewed the new HOA software and its various functions. He and Beth Ann are currently adapting its use. The software provides lot owner information management, website and communication tools, and a document repository.

Todd explained that lot owners can choose what information is public, as many fields are customizable. Features include an events calendar, online registration for events, architectural and dredging applications, an optional member directory, a photo gallery, and a news feed, among many other capabilities.

Todd also reported that Bill DeVries reviewed the spillway drawings and identified no issues. A follow-up in-person evaluation will be conducted when the ground conditions are drier.

For 2026 architectural applications, nine (9) applications have been received: seven (7) approved and two (2) currently under review.

### **Jennifer Ehara - Land Use**

Jennifer advised that the trails are open, with the exception of the Poplar Drive trails, which were heavily impacted by the tornado. Safety concerns in the damaged area were discussed, and the Board directed that volunteers will not work in that area until the Board provides direction on whether and how to proceed.

High grass will be cut back at trailheads, and trees will be removed if they fall on newly opened trails.

The 2026 deer hunt remains undecided. Jennifer has scheduled four Saturdays for volunteer work, from 9:00–11:00 a.m., which have been published in the newsletter. Three entry sites and the office are currently maintained by volunteers.

Regarding the Garden Club, Jennifer and Todd will explore the option of hiring services and establishing a maintenance schedule.

Meeting was adjourned at 8:50 p.m.

Submitted by

Melinda Kotterman  
Secretary