

**Minutes of the Grandview Lot Owner Association  
Board of Directors  
April 16,2026, 7:00 p.m.**

**Present:** Matthew Claymon, Jennifer Ehara, Todd Harris, Melinda Kotterman, John Ludwig, Mike Miller, Mark Thacker, Dave Ross, Charlie Laughlin

**Absent:** Dale Gayman

**Guests:** Patrick Volland, Jim Riffle

**Fire Emergency Response – Patrick Volland**

Patrick spoke to the board about fire response at the lake.

- Process in the case of a fire being called in at the lake
- Totally volunteer coverage split between Southwest and Harrison Twp Fire Departments
- Explained how water is accessed, the response time and the unique challenges of Grandview including:
  - Topography
  - Water access
  - Need to use tankers
  - Limited fire hydrants
  - Often have to draft from the lake.
- Mike volunteered to talk with the water company on their willingness to add more hydrants. T
- Todd will look into a Knox Box for emergency response for the GLOA office.
- The Board will be looking into ways to improve fire responsiveness and community communication.

**President-Mark Thacker**

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

- Mark shared a document to clarify responsibilities and authority between the Board and its committees. This document should be used to help and support each other on the Board.
- Committee Authority & Board Governance Policy—This document lists the rules and expectations for each committee and what they can and cannot do. This document will be used with committees both now and in the future to provide

oversight, project input and suggestions that in turn will go to the Board for approval.

- Sponsorship—In Dale's absence Mark asked the board to think about questions/comments for Dale regarding having sponsors for events in the future. This will be on the agenda for the May meeting.
- 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.

#### **Vice President - Matthew Claymon**

Matthew asked the Board their thoughts on including the Rule, Change Amendment that was approved by the Board on this year's annual meeting ballot.

At this time the resolution is in place; however, it can be changed by future boards if not approved as a covenant. Of the lot owners that voted last year 93% voted to approve adding the amendment to the covenants. To approve the covenant the number of votes were not reached according to the By-Laws. The support of making this change suggests the Board may want to consider putting this on the ballot again this year.

#### **John Ludwig - Treasurer**

- John reported the current income and expenses are in line with the budget.
- John's goal will be to pay off the spillway loan early, saving several thousand dollars in interest. John will be working on a plan to present to the board later this summer.
- John reviewed the current investments at Raymond James for both operating and MR&R.
- The GLOA insurance agent and attorney were both contacted concerning having volunteers work in the woods. It was suggested that anyone working in the woods sign a waiver with the office. The board should also come up with a document stating what volunteers can and cannot do when working on GLOA property.

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

- Beth Ann has completed adding all of the boat information to the HOA software for each lot.
- We are continuing to work with the lot owners on the transition of working with Blue & Co and bill.com.
- All of the lake safety officers have been contacted about returning to work this season.
- The buoys are prepared and will be installed in the next week or two.
- Todd and Jennifer were asked to present to the State of Indiana Cooperative Invasive Management annual meeting.
- Roadside ditches have been cleaned and will possibly need to be done again later in the year.

- The Sailboat Race Schedule was presented to the Board for approval. A motion was made to approve the 2026 race schedule. The motion was seconded and approved.
- The ARC has approved six architectural applications.
- Two procedures need to be updated.
  - Dam 002 needs to be revised after the completion of the new spillway.
  - The ARC is recommending the Architectural Application be revised to eliminate MLK Day and Veterans Day as holidays that construction cannot be done. There was also discussion on the remaining holidays that are listed as no construction days, in particular July 4<sup>th</sup>. The ARC will bring their suggestions back to the board with clarification on the holidays.

**Jennifer Ehara - Land Use**

- Roadside clean-up will be this weekend. All roadside debris can be left at the GLOA office by the gate. The highway department will pick up Monday morning April 20<sup>th</sup>.
- The Nature Park has had two workdays with two more scheduled.
- There was discussion about the 2026 Deer Hunt. This topic will continue at the May meeting.

Submitted by  
Beth Ann Dismore