



Grandview Estates
GENERAL OPEN MEETING AGENDA
Monday, January 9th at 6:30 PM
Meeting Minutes

Call to Order

- Meeting called to order at 6:31PM

Establish Quorum

- Quorum established: Chris, Sarah, John, Mike present.

Approve Meeting Minutes

- There were no changes to last meeting minutes.
John motioned to approve, Chris 2nd. Motion approved.

Approve Financials

- All funds were received from Park Management. There are still a few invoices outstanding to pay Park management.
- There were no changes.
John motioned to approve, Sarah 2nd. Motion approved.

Old Business Items:

Landscape

Playground trees & shrubs

- A tree was down at the playground and removed by Peak Landscapers.
- A proposal from Peak was received to:
 - 65 plants
 - 60 tons of sand and gravel
 - One treeApprox \$6,630
Chris motioned to approve contract at the park, John 2nd. Motion carried.
- Convert grass to artificial turf and remove down tree at the 86th place veranda. Project still being finalized.

Post/Pre-emergent

- Post emergent was completed approx. mid Dec 2022.
- Pre-emergent is scheduled for week of Jan 9, 2023.

Water leaks

- A major water leak at the veranda park located on 86th place was fixed.



View Fence Repair

Erosion damage

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Community

- Wrought Iron repair planned for February
Located at is approx. \$400-\$500.
Chris motioned to approve, John 2nd. Motion approved.
- Paint monument signage approx. Feb 7, 2023.
Color: Mellow Brown. Approx. \$960.
- Community garage sale: March 29, 2023
- Community Cleanup: Jan 21st 8AM start
Dumpster ordered
Snow to send community wide email to all announcing the Spring Cleanup.
Tree and cactus that have fallen: Part of neighborhood cleanup.
- Community Website Printing
what is web site

New Business Items:

- Rolling CD for reserves to help grow the money safely
HOA to move the reserve (approx. 2/3 of current balance) to CDs.
Strategy is to stagger them quarterly.
- Appropriate Operating balance
Any excess over \$40,000 (covers about 4 months of expenses) to be rolled over to
reserve quarterly.
Sarah motioned to approve, John 2nd. Motion approved.
- Repair stonework at Glen Cove monument
It was recommended that the stonework repair to use liquid nails.
- Work at all Ramadas
- Magnolia 2 proposed community
- CCR's
Covenants, contracts, and restrictions (CCRs)



Revise and updated to current ARS to modern standards. How much can we change without 2/3rd community vote?

It will cost approx. \$1,500 - \$2,000 to update CCRs to current statues.

Open Forum (no more than 3 minutes per homeowner)

Discussion centered on the possibility that developers may be creating a new sub-division with approx.. 165 single family homes at the end of McMellan. Still in very early stages with zoning meetings are being planned sometime in the future.

The main concern is property values may be impacted since there is only one entrance to the subdivision will be from Brown Rd going down 86th St.

Adjournment

Meeting adjourned at 7:37