

GRANDVIEW ESTATES

HOMEOWNERS ASSOCIATION

February 27th, 2023

I. Call to Order

A quorum being present, the meeting was called to order at 6:30 PM.

Board Members Present: Chris Smith, Sara Matthews, Mike Fragassi, John Miroballi, and Duston Preston.

II. Homeowner Forum

- 4 homeowners from the community were present and brought forth the following concerns and suggestions:
 - RV Street / property parking. (Reminder in newsletter)
 - Keeping areas clear of fallen citrus avoid attracting wildlife.

III. Secretary's Report

- Approval of January meeting minutes motioned by Chris, 2nd by Dustin.

IV. Business

- Post-emergent spraying complete.
- Playground landscaping complete.
- Continue monitoring for water leaks in irrigation.
- Erosion damage repair in progress.
- Community garage sale March 24th weekend. Newsletter announcement and web blasts. Mike will post on Next Door and FB marketplace.
- Chris will take website pictures and provide to Snow.
- Mike and Chris to walk and make a list of maintenance items on ramadas.
- Consider xeriscape for the grass area near the ramada on 86th pl to save money.
- Come up with more community building activities.

V. Treasurers Report

- Monitoring accounting categories to ensure everything is appropriately tracked.
- Neighborhood cleanup costs filed under tree trimming and removal.
- December financials, 10K was transferred into reserves on 12/22/22 to backfill for months where funds were tied up with prior management company.
- Moving forward, funds exceeding 40k in the operating fund at the end of each quarter (3/31, 6/30, 9/30, 12/31) will be transferred to the reserve fund.
- Motion to approve December financials, Sara motioned, Chris 2nd.
- Motion to approve January financials, Chris motioned, Sara 2nd.
- Reserve funds into CDs to take advantage of higher interest rates. 80K to 100K into rolling CDs depending on rates. 3 or 6 month max term. Janae will provide rates and terms from three different banking institutions. Motion will be withheld pending more information.

VI. Adjournment

- Motion to adjourn at 7:35 PM.
 - Chris motioned, Sara 2nd.