

Grandview Farm Condominium Meeting
Tuesday January 21, 2020

Welcome by Daryl Acor

Opening Prayer: Bryan Rust

Meeting minutes from December motion to approve, 2nd by Larry Johnson- minutes approved.

Residents in Attendance – 24

Committee member in attendance: Daryl Acor, Robert Spencer, Bryan Rust, Larry Johnson, Allen Ludlow and Tanya Nisse.

Sunshine Report – Nancy Christensen

- We have had surgeries, illnesses, but most of all Lillie Mackay, If you would like to go see her please call before.
- Dell Taylor is in the Orem rehabilitation facility behind Sprouts, room 117, he will possibly be moving to Jamestown in the near future.

Landscape – Bryan Rust

- We have will have 3 bids
 1. Utah Valley landscaping
 2. Duvall Landscaping
 3. Mike Duffer – Mike's Lawn Care
 4. Martin- Quin Landscaping

Zack has a contract with us, we were not happy, he made some verbal covenants with us. He would like our contract, he said he would do better. We felt like we made good progress in our discussion with him. He accepted responsibility. We are looking closely at the other bids and will make our decision to hire before the season starts. We will clearly layout what we expect, we understand that if we go with a new company that there will be a learning curve.

Parking

- Parking in front of garages and red zones is illegal. Bryan has pictures of those who have been violating this. When we have guests they cannot park in front of the garage.
- Suggestion was to print up reminders to be put on cars in violation.
- Garages are for cars and not for stuff. Our CCR's clearly explain that we are to not give permits to those who are not using their garage for cars. They will be asked to park on the street.

Daryl - Made the motion that beginning Saturday February 1, 2020 we will be enforcing our CCR's where in all residential garages must have 2 cars in the garage before a parking permit will be given. A fine will be assessed to the residential condo owner in the amount of \$50 per violation. A warning will be issued for the first offense. Any violations thereafter will be assessed the fine.

Bryan 2nd – motion passed unanimously.

Daryl - 2nd Made the motion that beginning Saturday February 1' 2020 the Condo Resident will be fined \$50 per violation for any vehicle parked illegally in the red zone including parking in front of the garage doors. A warning will be issued for the first offense. Any violation there after will be assessed the fine.

Bryan 2nd – motion passed unanimously.

The board member over parking will keep track of all citations and inform the treasurer of those residents who are to be billed for their fines.

Clubhouse – Robert Spencer

- Polled 28 opinions out of our 64 units, most were polled from the ladies gathering.
- See attached on the remodel proposal information.
- We have 3 bids on the can lights, we want to put the insulation in to help with energy purposes.

Physical Facilities – Larry Johnson

- We are fixing the bank of lights located across from the club house.
- Steve Anderson still has not heard about his roof. Larry said he has called Alpine roofing twice and will follow through with them again.
- Mailboxes Report- the package boxes are the post office responsibility. The supervisor has been contacted they are to return the phone call tomorrow. The protocol is to have report the problem to the supervisor, the supervisor will write it up and send it to Salt Lake, then they will put an order in to have it fixed. BillCo can fix the small mail boxes, but at a cost of \$75 per box.

Treasurer Report – Allen Ludlow

- Allen sent out an email today informing the residents of the forms on our website. He also added the Feb 5, 2020 Business Meeting forms.
- Financially we are \$21,000 over what we expected to spend in Maintenance Reserve.
- Refer to Financial Reserves
- We have a late fee of \$25, we propose that for non-occupancy owners that if they do not comply with HOA fees they will be assessed \$100 every time they are late.

Allen – Made a motion that the late fee for all non resident owners will be \$100 if HOA fee is not paid in full. 2nd Daryl Acor, motioned was unanimous.

It was determined and agreed that the owners referenced, should receive prior notice of the new late fee.

Community: Dallas Burnett will communicate through the updater the candidates for the upcoming election.

- Allen Ludlow and Larry Johnson are the candidates for another 3 years, Robert Spencer will finish the 2 year term.

Annual Business meeting Wednesday February 5, 2020 at 7pm in club house.

Next HOA meeting Tuesday February 18, 2020 at 7pm