

Grandview Farm Annual Budget Meeting Minutes

December 7, 2022

Board members in attendance: Daryl Acor, John Christensen, Grace Marie Dennis, Carlos Watters and Tracie Rust.

Opening Prayer was offered by Tracie

Daryl welcomed all who were in attendance.

The board then confirmed that the minutes from October were approved via email. There was no board meeting for November.

The next item of business was the safety of our community. Jane Fillmore had a doorbell ditcher at 5 am in the morning last week. Marion Bradley also had someone pounding on her bedroom window in the early hours of the morning. Daryl encouraged us to be diligent in securing our residences and keeping our gates locked in the over night hours to discourage any mischief. Make sure all of your doors and windows locked and keep an exterior light on in the evening. We want to make our community unattractive to those looking for mischief.

Discussion then moved on the proposed budget for 2023. It was presented to the board for approval and after some discussion John made a motion to accept the budget as is, Grace Marie seconded the motion. Tracie pointed out that there will be a \$10,000 shortfall in our budget for the coming year but that we will be carrying a \$50,000 balance in our operating accounts forward to 2023. Therefore, she felt that it wasn't necessary to raise the dues at this time. Daryl reminded us all that the dues could be raised at any time in the coming year should the need arise. You will find the budget and the 30 year reserve plan attached to this email.

We were all encouraged to watch our water usage in the month of December – April to keep our rates down. That is when the City of Provo does its calculations for the coming year.

The next topic of discussion was a proposal to change the fee structure of how dues are assessed in our community. You will see this proposal in detail contained in the email that Dallas has sent out. Please read it over and give us your feedback. Tracie made a motion to change our fee structure, and that we accept the proposal as a viable option. Grace Marie seconded the motion, and all approved.

Please know that this proposal is not yet set in stone. We would like to have input on this issue from all of you. THIS IS A PROPOSAL that is addressing an issue that needs addressing and we will entertain any other suggestions that you may have to tackle this issue. We will make a final decision in February and it will be voted on by all in the community. This will require a change in our bylaws.

Thank you to John for his thoughtful presentation of our fee structure, and thanks to Dallas for putting it on the screen and emailing it out to all.

The meeting was adjourned.

Merry Christmas!

