

Grandview Farm HOA Board Meeting

October 17, 2023

Welcome: Daryl

Prayer: Tracie

Members of the board present, Daryl Acor, Tracie Rust, Mel Smith, Grace Marie Dennis

Sunshine Report by Nancy Christensen. Harvey and Ann Tanner have moved to Spring Gardens in Mapleton. He has been diagnosed with Parkinsons. Deanna Bean has had a stroke, but is doing well and expects to return home to Treeo this week. The Eatough's have Covid.

Social Report by Judy Sandstrom. Special thanks to her committee and Larry Johnson for a successful breakfast this month.

Daryl received a letter of resignation from John Christensen. The Christensens have received a mission call to serve as service missionaries. John has been happy to serve for his 2 year and 7 month term, but needs to concentrate on his mission responsibilities. We would like to thank them both for their wonderful service to the community, John on the Board and Nancy for heading up the landscape committee. The grounds look amazing and we have a plan for updating our landscaping to include spots of xeriscaping.

Daryl nominated Sherwood Cook to fill the spot on the board that is empty. Tracie 2nd the motion and all approved. Welcome Sherwood and thanks for being willing to serve with us. He will fill the spot until the February meeting where he will then have the chance to be voted in by the community. Sherwood brings with him much experience in working on HOA boards. He was president of the HOA they lived in in Las Vegas for 15 years.

Daryl then spoke of the upcoming budget meeting, giving us a heads up that the dues will need to be raised in 2024. It is not clear how much of a raise will be needed. The board are still trying to trim any excess from the figures that Tracie put together for the coming year. Based on these numbers, there is a significant shortfall between income and expenses of the HOA. These figures will be presented in detail at the budget meeting December 5. There are different options that were talked about on how to trim some of our costs. One was suggested to get a fixed price on our snow removal contract. Daryl will look into that.

Arleen Harper requested that the board replace the trees that were cut down outside her condo. The board has no plan to replace them at this time, however, in the landscaping plans, there are several trees that will be replaced and replanted in front of the 8 condos where Arleen lives. They just won't be done right away.

The recycling dumpster that replaced the Recyclops shed, seems to working out. We would like to see if we can get by with having it dumped every other week, instead of weekly. That would cut our costs in half for the recycling. It was suggested that we see if there is another style of dumpster, that would spread the debris out more. Daryl will ask Republic about that.

The next subject of discussion was our landscaping. There has been extensive trimming around the entry on 1700 North. Some of the bushes around the complex are around 30 years old and are in need

of proper trimming. There was a discussion on how to go about that. It was suggested that we ask Bruce Maw, a former resident and landscape architect, to help us draft a plan. The landscaping and sprinkler system have been and continue to be topics for discussion. This is why the landscape committee created the new plan. If we are able to save some of the current plantings and work them into the landscape plan, it would save us money. The drip systems around the units also need to be looked at and fixed. It was also suggested that the sprinklers have new shut off valves that could be easily turned off in the case of rain storms. This topic will continue to be discussed and then hopefully be implemented, in some part, in the spring. Tracie said that we have approximately \$6,000 left in our current budget for trimming the bushes this year.

The topic of the lamp posts came up and it was requested that something be done to keep the weeds out of the ground around the posts. Jean Edwards has put rock around her post and it looks quite nice. It might be an easy and cost effective way to deal with this troublesome spot.

The topic of the asphalt overlay was discussed. In a few years there is \$200,000 in the reserve budget for asphalt renewal. It looks like the asphalt itself is in good shape. It is the slurry on top that keeps flaking off and being a mess. Daryl wondered if we were to put a new slurry on the top of the existing asphalt, that it would last another 30 years. Mel will talk with Bonneville Asphalt about the best way to make our asphalt last. He asked the girl at Bonneville to get him a bid on it. He should be hearing from her in a few days.

The next topic was parking. Daryl would like to propose that we divide the enforcement of parking rules. He suggested that 1 person from each of the 8 facing garages be in charge of talking to the residents about the importance of keeping our visitor parking clear for visitors and how and when parking passes would be issued. The HOA board would be over these individuals and help with the enforcement of violations and fines. The board has been made aware that the parking pass application and rules are somewhat ambiguous. Sherwood said that he would look at rewriting the rules and the application to make them clear and easily understood.

Mel then stated that the gutter cleaning and repair is ongoing. The repair person will be around this week to have them sealed. It was reported that Donna Hill's (1804) gutter was still leaking and the Pueblo's (1742) has two spots that are leaking on the back side of their home. It was requested by homeowners, that the gutters be cleaned out again. Mel requested permission to ask Tony Nisse to do that after the leaves have fallen. He will reach out to Tony.

Mel then moved on to the RV storage area. He will be contacting owners of these RV's. There is also other stuff in the storage area that he would like to get cleaned out. If you have something in the RV area, you will be contacted by Mel.

Tracie then presented the financials for the 3rd quarter of 2023. They are attached with this email. She said that the only areas that have exceeded their budget for this year are the pool and snow removal. She will have a better grasp of the state of the current budget, and the proposed budget for 2024 after November bills are recorded.