

Grandview Farm Condo Board Meeting Minutes

April 18, 2023

Board members in attendance: Daryl Acor, John Christensen, Grace Marie Dennis. Mel Smith was present via zoom, and Tracie Rust was excused due to the birth of a new grandson.

Daryl began the meeting with a discussion related to the house numbers adjacent to our front doors. He stated that the numbers need to comply with our approved design. Some residents, present at the meeting, expressed having difficulty finding the approved numbers at Lowe's. The approved plaque of numbers is not required, if the owners want to keep their original numbers. Included with these minutes is a picture of the approved house numbers plaque. These can be ordered on line. Contact Daryl if you want to change your house numbers plaque.

Daryl asked for a date for our annual community cleanup. May 13, was agreed upon and a resident to head up the activity would be appointed at a later date.

There is a lock on the dumpster gates and a chain is provided to keep from losing the lock, it is not for security. The lock needs to be replaced as shown on the picture accompanying these minutes Daryl reminded us again that construction and/or remodeling debris, and furniture items, DO NOT BELONG IN THE DUMPSTERS! We must use the landfill for those things.

We need to decide whether or not to continue recycling with Recyclops. We need to decide by October of this year, because that is when our current contract will expire. Members of the audience expressed a desire to continue recycling. The board will look at other options to handle the recycling and make a decision on provider before October. Here's a reminder of what can be recycled in our bins. Plastics, flattened cardboard, paper, metal and aluminum cans.

Grace Marie gave an update on pool preparations for the coming year. It will be ready to open on Memorial Day weekend as planned. She thanked the Nisse's and Pat Lovell for their daily pool care and asked the residents for a volunteer to help Pat this year. Clear Springs will evaluate the pool before opening to make sure that all is clean and healthy to move forward with the opening. Bob Seeley will be checking the tiles and repairing any loose tiles and caulking around the tiles. Pool hours will be 7am to 10 pm, Memorial Day Weekend through Labor Day Weekend. These dates can be flexible, weather permitting.

Mel Smith gave an update on the gutter repair for those who have requested fixes. They will be sealed cleaned and repaired sometime in June, weather permitting.

Mel also gave a report on cement walls that are needing repairs. There are at least two that are leaning. The Smith's and the Howard's. Mel will obtain several bids for these necessary repairs. He is also getting bids on several lights that need to be repaired.

Bonneville was selected to do our asphalt sealing. Mel Smith received several bids and made the motion to accept Bonneville's bid of \$6750. It was seconded and approved by all board members present. The work will begin soon and when it does, we will all need to park on Cobblestone Drive, or keep our cars in our garages for at least 24 hours when our driveways are sealed. There will be no available visitor parking during the sealing process. You will be notified in advance. Please plan accordingly.

Cobblestone Drive is a city street, however it has never been the recipient of city street lights. A city employee has been out to survey our property and agreed that we should have at least 3 street lights. One at each entrance to the property and one on the curve. Daryl thinks that we should have one at the clubhouse as well. These will be standard city lights. A motion was made and seconded to request the street lights. All present board members were in favor.

There have been questions asked regarding our insurance coverage. Mel has asked our insurance agent, Dennis Bowen to come to our May 16, board meeting to answer questions regarding our insurance policy and its coverages and deductibles. Please bring your questions that night.

John Christensen gave an update on the landscape project. He said that after meeting with Aridscape, it was clear that we could not afford to work with them. John made a motion to have Waterwise to draw up a plan for the entire project. Grace Marie seconded the motion. Waterwise will draw up the plan and the association will be responsible to do or hire people to do the planting and take care of water conservation. Our current landscaper, Todd Pyne, is doing a good job. Residents are concerned with the lawn edging around the property, and John said that he would look into that. John wanted to let people know that plant trimming will begin the first week of May.

Thanks to Ida McKinley for taking such good notes. Both Tracie and Tonya were not in attendance.