

Board Meeting Minutes

June 20, 2023

Opening Prayer: Daryl

Larry Johnson raised the possibility of having security cameras installed around the property to give us a further sense of security. He gave the recent example of the mail boxes being vandalized as something that might be helped with the installation.

Larry also raised an objection to the flying of a Pride Flag in our complex, and sees it as offensive. He then left for another meeting. There was a discussion of this issue that followed with several residents wondering where the flag was. Daryl said that flying the flag should not be seen as condoning the gay/lesbian life style, but a sign of support for families that are struggling within their ranks with this issue. Jane Fillmore asked if there was a state mandate about that flag or any other that may show up. Daryl said that he would investigate the issue and abide by the state rules. Mel Smith, who is the one flying the said flag, said that he would discuss the issue with Larry personally.

Mel Smith introduced Dennis Bowen, the insurance agent that represents Grandview Farm. Dennis first told about his brokerage and helped us understand what the HOA insurance policy covers with regards to each individual unit. He gave the example of "if you turned your unit upside down, everything that didn't fall out would be covered by the HOA policy." SB167 bill states that the HOA, regardless of what our Bylaws state, must cover 100% of the rebuild, after the deductible, on a covered claim. The deductible is \$10,000, which you would be liable for in the event of a claim. That is why your individually held policy should cover this \$10,000. Dennis reminded us that we no longer carry earthquake insurance but stated that new laws make earthquake insurance available to individual condo owners. The cost is around \$400- 600 per year. Earthquake insurance was deleted from the coverage on the Grandview Farm policy when the coverage became too cost prohibited. One thing that our condo policy does cover is liability. Liability for the common areas only.

If you have any questions regarding your individual policy or would like Dennis to help you evaluate your personal coverage, he would be happy to assist you. Dennis did suggest that we each look into an umbrella policy that is all encompassing. Please give him, or your personal agent, a call for information regarding this type of policy.

A resident asked about the letters that we receive from Dominion Energy regarding the gas line within our homes. Dennis Bowen said that the gas line leading to the house is the responsibility of Dominion Energy and that the inside line would be your responsibility if it should be ruptured. He also stated that in his experience, he has never seen the inside lines damaged. In his opinion these coverages are not needed.

Grace Marie let us know that any new owners who need new pool key info tags can contact her. The cost of a lost pool key is \$25.

Thank you to Daryl for getting all of the exterior light posts working again.

Mel Smith then gave a report on re-painting the red curbs around our property. He asked the company that restriped our parking lots to give us a bid on the painting. He also suggested painting about 15 feet on each side of the driveways to help with visibility. He checked with the city and they gave the go

ahead. Mel made the motion to have the red curbs repainted. Grace Marie 2nd the motion and all voted in favor.

Mel also proposed that we cement all of the dirt areas surrounding the mailboxes. It would clean up the area and make it level and safer to walk on. The cost would be approximately \$2500. Mel made the motion to proceed with the cement. Grace Marie 2nd the motion and all voted in favor.

Mel also reported that gutter sealings would be taking place in the coming week. He will contact those who requested the repairs by email with exact dates. He reminded those who have awnings that are leaking, that any repair on those leaks would be the individual home owner's responsibility to pay for.

The website is still in the updating stages. Mel has been working hard to scan and arrange the documents such as the CCR's, By-Laws, Amendments and other things that need to be on the website. He will continue to work with Stan MacKay to make our website a helpful and current tool for all. Also included on the website are the minutes from Board Meetings, and the Updater, and our 30 year cost projections. Mel has created a new page the outside sleeve on our CCR books. Thanks to Mel for his hard work, and Stan for his hard work on this website.

John Christensen he stated that we need to be more proactive in getting parking passes for the people who reside with us. John asked that those people get with him soon to get the parking pass that is required. There will be an explanation of the parking pass requirements in the Updater.

There was a suggestion that the visitor parking be made available to all the individuals who currently park along Cobblestone Drive. The board will take this suggestion under advisement and talk about the parking issues in another meeting.

The landscaping committee is still working to put together 9 separate areas for consideration in the new landscape plan. They hope to have it ready for presentation in the near future.

Thanks to Daryl for getting the sod replaced that was ruined by the city when the street lights were installed. The street lights are a great addition to our community.

Daryl asked our landscaper Todd to install an override system on the sprinklers that water the plantings around the clubhouse. They are on a drip system but are also in conjunction with the lawn sprinklers. When they lawn sprinklers are turned off, due to rain, the plants get no water at all because they are sheltered from the weather being against the wall.

Mailboxes were vandalized on June 3. John talked to the manager at the post office and he was told that the mailboxes were ordered and would be installed as soon as possible. The mail boxes belong to and are the property of the post office. If your mailbox was damaged you need to pick up your mail at the Provo Main Post Office. If you are having trouble retrieving your mail from the post office, tell them that the mail could be by the carrier's office. There is also a service that you can sign up for called informed delivery service that tells you what is actually being delivered to you. Ask at the post office for more info on this service or you can visit their website <https://www.usps.com/manage/informed-delivery.htm>

John also requested that he be allowed to place an antenna on his roof to receive better television reception. His request was denied because of the CCR's.

Tracie stated that the financials were in order with no glaring costs that are not in line with our budget figures. More complete financials will be available at our next meeting. Tracie asked for some help with her duties. John could use some help with enforcing the parking issues. The by-laws state that there be only 5 board members. This is an issue that is ongoing and will require some more consideration.

Tanya Nisse informed us that the pool heater is currently heating the pool to 84 degrees and will go no higher. Also the water pressure in the clubhouse is very low. She has asked Larry Johnson to come to look at the issue.