

Minutes of Grandview Farm HOA Board Meeting

September 19, 2023

Prayer: Grace Marie Dennis

Welcome: Daryl

Board Members present: Daryl Acor, Grace Marie Dennis, Mel Smith, John Christensen, Tracie Rust

The first item of business was broached by Daryl. It was the recycling contract with Recyclops. He explained that we will be terminating our contract with them effective September 27, 2023. Their services have become too expensive. Republic, our current trash collector, will begin our recycling service on September 28, 2023. They gave us a bid of \$207.55. That is cheaper than the \$231.75 that Recyclops currently charges us, and they are slated to raise our rate another 3% for the coming year. This has made the change to Republic necessary. Daryl requested that we all try to be wise recyclers by BREAKING DOWN boxes that we put into the dumpsters, even if it takes running over them with your car. The things that may be recycled will be the same as they always have been. No glass, no pizza boxes, no grocery sacks. Republic will place a dumpster in the spot vacated by the Recyclops shed, and it will have windows in the front of the bin to allow you to place items inside without raising the lid on the top. We are currently slated to have this bin dumped once a week. Daryl moved that we accept the formal bid from Republic regarding our recycling, Mel seconded the motion, and all were in favor. We will go with Republic.

Provo City clean up will begin the last week of September. Check your power bill for locations of the dumpsters that will be available free of charge for your large trash items that can't be placed in our dumpsters. Things like construction debris, carpet, wood, window blinds, furniture and just stuff that is large should be taken to these city dumpsters or to the landfill.

Sunshine Report: Nancy reported the Nancy Moscoso's mom passed away, and our long time resident, Del Tyler also passed away. Nancy sent flowers to their families.

Social Report: Judy Sandstrom reminded us of the breakfast being served by Larry Johnson on Saturday, October 7, 8:30 am. She urged us all to come early. This will be a treat, Larry puts on a good breakfast.

Pool: Grace Marie, let us know that the pool has closed for the season. She said that there were over 1800 people that used the pool this year. It has been a great success. She thanked the Nisse's for their diligent work on the pool, and Pat Lovell, Pam McKay and Bob Edmunds for their daily opening of the pool.

Facilities: Mel Smith said that work has finished on the first round of gutter cleaning and sealing. The 2nd round will begin within the week. He thanked Daryl for installing a new toilet in the men's room of the clubhouse. He mentioned that the concrete work around various mailboxes has been completed. He received information from the roofers regarding the failing of some of the shingles on a couple of the buildings. The roofers require that he send in a sample of the shingles, he will take care of that. It has been 14-16 years since the roofs have been replaced and they should not be failing. Collins roofing came out and took pictures of the spots. Mel also shared an email scam that he received. It has also been sent to our board members. It talks about buying gift cards. These are scams, but look authentic. If you receive an email from any board member asking for money, please call that member to verify it, or even better just delete it.

Website: Daryl let us know that we have decided not to share our financial statements on our website. They are available to any of you that want them any time, but we don't feel that our finances should be made public. There was a suggestion that we all have a log in to our website to access these statements. That is something that can be discussed further. If you are selling your unit, it is your responsibility to give any potential buyer copies of our Governing Documents, CCR's, By-laws and financial statements. Our governing documents are public record, and your realtor can request a copy from the title company, if you don't have them.

Parking: This subject has been a topic of discussion for many months. If you want to have a parking pass that gives you permission to park in the visitor parking stalls, you must fill out a request form and submit it to John Christensen, currently or whoever is in charge of the parking in the future. The parking pass is good for 6 months. Discussion ensued about the confusion with the parking pass situation. Parking permits are generally given to those who apply if the following criteria is met: Two working cars parked in owner's garage. It was pointed out that the application does not state that the pass is for 6 months, and those who have applied for a pass haven't been notified that they have been granted a pass. It was requested that if the pass is for 6 months, then it should be in writing somewhere. The Bylaws give the HOA board power to update rules without. That will be a topic of discussion for the board. They will try and clarify our parking rules. There are currently 63 visitor parking spaces throughout the property. Visitors can also park along the street.

Financial: Tracie gave out a current profit and loss statement to each of the board members along with a copy of the 2023 budget. She asked that the board members look over their individual areas of responsibility and begin to prepare a budget for 2024. She will provide financial statements to the residents on a quarterly basis. In a past board meeting, it was decided that we should split up the current large CD at UCCU. It hasn't been done yet, but will be done by the next HOA board meeting.

Landscape: John presented the drawings of the landscape renewal that have been prepared. They show significant changes to our current landscape. Shirleen Hindmarsh presented tangible figures on the water savings that we could achieve with this new plan. It was lower than was anticipated. When asked about our plan qualifying for a grant by the water conservancy district, John said that the plan does qualify but the city of Provo does not. It was suggested that we all contact our city council member, Travis Hoban to see if Provo will come on board with the conservancy district. Members of the audience suggested that we do three areas of the plan, which is broken up into 8 different areas. Other suggestions included a revamped sprinkler system, and removing over grown shrubbery around our homes. This is a discussion that is on going and no conclusion has been reached.

The meeting was adjourned.