

**Grandview Commons 3 Condominium Homeowners**  
**Association**  
**2022 Annual Meeting Minutes**

Meeting Date: June 2nd, 2022  
Location: Online via Microsoft Teams  
Facilitator: Shandar Hoagland-DSI  
# Of Homes Represented: 3

Meeting started at 7:00  
Meeting Called By: GVC 3 Condos  
Minute Taker: Shandar Hoagland  
Attendance: Taken via Teams

**Agenda;**

**A) Roll Call**

- a. Proof of attendance was reached via Microsoft Teams download.
- b. Introduction of Shandar from DSI Real Estate Group
- c. Introduction of the Board of Directors;

**President**

Pam Prestegard  
6013 Kilpatrick Lane  
[swimmom@tds.net](mailto:swimmom@tds.net)

**Secretary**

Gigi Smith  
6017 Kilpatrick Lane  
[gigits50@gmail.com](mailto:gigits50@gmail.com)

**B) Proof Of Notice of Hearing**

- a. Email and letter sent out to homeowners.

**C) Proof of Quorum**

- a. 40% of homeowners were present-a Quorum was NOT reached.

**D) Minutes of Preceding Annual Meeting**

- a. Meeting minutes were posted to the DSI Real Estate Group website for homeowners to review: <https://www.dsirealestate.com/hoa/grandview-iii-condos/>
- b. 2021 Minutes reviewed and approved.

**E) Officers Reports**

Q: How much are receivables?

A: There is about \$9,000 in receivables

Pruning was not done last year and needs to be done each year.

Please remind vendor to be sure pruning is done.

Q: Can I plant my own plants around my condo?

A: yes, you may.

The mowing vendor sometimes will not clean up after mowing every time. This needs to be addressed.

We need an idea on what it will cost to replace the roof. This is for planning purposes as the roof will need to be replaced at some point.

We may need to increase dues to build up the reserve so we do not have a special assessment in the future.

The delinquent owner is making somewhat consistent payments. Late fees are being added, and the lien will be updated soon.

If there are every any snow removal issues in the future, please contact Shandar right away: [shoagland@dsirealestate.com](mailto:shoagland@dsirealestate.com) or 608.226.3089.

**F) Reports of Committees**

- a. None at this time

**G) Election of Board of Directors**

- a. Pam and Gigi volunteered to stay on the Board. Please let us know if you are interested to join the Board as we need a third member.

**H) Unfinished Business**

<b>Grandview III Condos Expenses</b>			
<b>As of 6/2/2022</b>			
	<b>2021-2022 Budget</b>	<b>2021-2022 Expenses</b>	<b>Difference</b>
<b>Mowing</b>	\$2,000	\$2,965.00	<b>(\$965.00)</b>
<b>Snow Removal</b>	\$7,200	\$2,453.50	\$4,746.50
<b>Maintenance</b>	\$750	\$578.39	\$171.61
<b>Landscape Maintenance</b>	\$1,560	\$2,742.57	<b>(\$1,182.57)</b>
<b>HOA Dues</b>	\$1,100	\$1,233.90	<b>(\$133.90)</b>
<b>Insurance</b>	\$3,930	\$4,097.00	<b>(\$167.00)</b>
<b>Miscellaneous*</b>	\$900	\$428.28	\$471.72
<b>Water</b>	\$720	\$949.13	<b>(\$229.13)</b>
<b>Management Fee</b>	\$2,900	\$2,900.00	\$0.00
<b>TOTAL</b>	<b>\$21,060</b>	<b>\$18,347.77</b>	<b>\$2,712.23</b>
<b>Reserve</b>	\$2,340	\$2,340.00	\$0.00
<b>TOTAL</b>	<b>\$23,400</b>	<b>\$20,687.77</b>	<b>\$2,712.23</b>

**Misc. expenses\***

Annual Report Filing	\$10.00
Bank Service Charges	\$40.20
Postage	\$28.08
Printing/Reproduction	\$0.00
Tax Preparation	\$350.00
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	\$428.28

Projected Dues Income	\$23,400.00
Interest Income	\$0.55
Late Fee Income	\$40.00
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	\$23,440.55
Expenses	<hr/>
	-\$20,687.77
2021/2022 Surplus	\$2,752.78

**I) New Business**

None at this time.

**J) Review Budget**

2022-2023 Budget, no increase.

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Projected Operating Expenses  
May 1, 2022- April 30th 2023  

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	Per Year	Per Month	Per Unit/Month
<b>Mowing</b>	\$1,440	\$120	\$12
<b>Snow Removal</b>	\$7,200	\$600	\$60
<b>Maintenance</b>	\$1,200	\$100	\$10
<b>Landscape Maintenance</b>	\$1,560	\$130	\$13
<b>Home Owners Assoc. Fee</b>	\$960	\$80	\$8
<b>Insurance</b>	\$4,200	\$350	\$35
<b>Miscellaneous</b>	\$900	\$75	\$7.50
<b>Water</b>	\$720	\$60	\$6
<b>Management Fee</b>	\$2,880	\$240	\$24
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<b>TOTAL</b>	\$21,060	\$1,755	\$176
<b>Reserve</b>	\$2,340	\$195	\$19.50
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<b>TOTAL</b>	\$23,400	\$1,950	\$195

**K) Adjournment; 6:36 pm**