

Grandview Commons 3 Condominium Homeowners
Association
2023 Annual Meeting Minutes

Meeting Date: June 2nd, 2023
Location: Online via Microsoft Teams
Facilitator: Shandar Hoagland-DSI
Of Homes Represented: 7

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

Secretary

Gigi Smith
6017 Kilpatrick Lane
gigits50@gmail.com

B) Proof Of Notice of Hearing

- a. Email and letter sent out to homeowners.

C) Proof of Quorum

- a. 70% of homeowners were present-a Quorum was 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. 2022 Minutes reviewed and approved.

E) Officers Reports

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 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

I) New Business

None at this time.

J) Review Budget

Grandview III Condos Expenses					
As of 05/15/2023					
	Budget	Expenses	Difference	2023-24	Proposed Budget
Mowing	\$2,000	\$3,291.60	(\$1,291.60)		\$1,900.00
Snow Removal	\$7,200	\$4,592.50	\$2,607.50		\$4,500.00
Maintenance	\$750	\$0.00	\$750.00		\$700.00
Landscape Maintenance	\$1,560	\$3,017.32	(\$1,457.32)		\$3,500.00
HOA Dues	\$1,100	\$1,310.32	(\$210.32)		\$1,460.00
Insurance	\$3,930	\$4,413.00	(\$483.00)		\$5,000.00
Miscellaneous*	\$900	\$454.69	\$445.31		\$750.00
Water	\$720	\$977.99	(\$257.99)		\$950.00
Management Fee	\$2,900	\$2,900.00	\$0.00		\$2,900.00
TOTAL	\$21,060	\$20,957.42	\$102.58		\$21,660.00
Reserve	\$2,340	\$2,340.00	\$0.00		\$2,340.00
TOTAL	\$23,400	\$23,297.42	\$102.58		\$24,000.00

\$200.00
Per Unit Per Month

Misc. expenses*

Bank Service Charges	\$72.75
Postage	\$31.94
Tax Preparation	\$350.00
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	\$454.69

Projected Dues Income	\$23,400.00
Interest Income	\$3.41
Late Fee Income	\$120.00
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	\$23,523.41
Expenses	-\$23,297.42
22/23 Surplus	\$225.99

2022-2023 Budget increased \$25.00 per unit per month to \$225.00.

Grandview Commons Condominiums III

Projected Operating Expenses May 1, 2023- April 30th 2024

	Per Year	Per Month	Per Unit/Month	
Mowing	\$2,400	\$200	\$20.00	
Snow Removal	\$4,500	\$375	\$37.50	
Maintenance	\$1,290	\$108	\$10.75	
Landscape Maintenance	\$3,550	\$296	\$29.58	
Home Owners Assoc. Fee	\$1,435	\$120	\$11.96	
Insurance	\$4,425	\$369	\$36.88	
Miscellaneous	\$700	\$58	\$5.83	
Water	\$1,000	\$83	\$8.33	
Management Fee	\$2,900	\$242	\$24.17	
	TOTAL	\$22,200	\$1,850	\$185.00
Reserve	\$4,800	\$400	\$40.00	
	TOTAL	\$27,000	\$2,250	\$225.00

K) Adjournment; 6:36 pm