

Grand View Hollow III
2022 Annual Meeting Minutes
First Presbyterian Church
December 5, 2022, at 5:35 pm

The quorum for Grand View Hollow is 20%, totaling three owners. A quorum was established with a total of 10 properties represented.

The meeting was called to order at 5:35 pm by acting President, Cliff Anson. Cliff began the meeting by introducing himself and Alicia Criswell with Lighthouse Management.

Cliff explained that he will be stepping away from the HOA as he no longer owns any properties in the subdivision and has completed the warranty period with the City of Grand Junction. Cliff asked if any of the owners would be willing to volunteer to be on the Board. Ariel Girodo volunteered to be the President. This was seconded by Ken and all other owners were in favor. Ariel then gave a brief overview about herself and her background.

Vernon Pace currently owns eight (8) lots in the subdivision & has been in charge of the ACC; He is willing to remain in that position.

Cliff has been using Peaceful Valley for the landscaping and irrigation of the common areas and recommends that the HOA continue to do so as well.

Discussion regarding the 2023 Proposed Budget.

Ken asked what was included in the HOA Dues; It was stated that the irrigation water shares, maintenance of the common areas & main irrigation system, Electric for the pump for the common areas, Insurance for the common areas and the Board of Directors and the management of the Association were included in the HOA Dues. Snow removal is not provided, and owners are responsible for clearing their owner driveways and the sidewalks in front of their homes.

Ken motioned to approve the 2023 Proposed Budget; Jeanette & Ariel both seconded the motion; No owners opposed the motion, and the 2023 Proposed Budget was approved.

Ken also volunteered to be the Vice President of the HOA; All owners present were in favor.

The meeting was adjourned at 6:15 pm.

The meeting minutes were taken by Alicia Criswell with Lighthouse Management.