Meeting – July 11, 2025:

GRAND VALLEY BOARD MEETING MINUTES
Date: July 11, 2025
Location: Grand Valley Lodge

1. Call to Order & Approval of Agenda

- Meeting called to order with quorum present. Jean Harrison had an excused absence.
- Agenda was approved unanimously.

2. Approval of Previous Minutes

- Motion to approve the minutes from the June meeting was made by Paul Benoit and seconded by Wayne Kneipp.
- Motion carried unanimously.

3. Treasurer's Report

- Financials for June were presented by Donna.
- Motion to accept the report as read was made by David West and seconded by Billy Williams. Motion was approved unanimously.

Action Item:

- Treasurer to maintain audit readiness and continue prepping financial documents for the next fiscal year reporting deadline (March 2025).

4. President's Report

- Recap of July 4th events:

    - Successful fireworks and crowd control via Sheriff presence.
    - Over $100 in donations collected.
    - Boat parade trophies distributed or reserved.

Action Item:

- Begin planning earlier for 2026 fireworks and donation collections.
- Recruit more volunteers for event coordination.

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5. Old Business

a. ARP Update / Meter Installation

- Only 8 water meters remain to be installed.
- Damage reports being compiled before final payment to TLM. If a member has an issue, they are encouraged to call the office to report.

Action Items:

- Residents to report meter box issues.
- Finalize list of damages for TLM before issuing final payment.

b. Audit Update

- 2024 full audit completed and submitted.
- Donna is gathering data for the FY 2025 audit.

Action Items:

- Make audit reports available in the office for public viewing.
- Continue preparation for the 2025 audit.

c. Collections Update

- Collections are ongoing, with legal action underway for delinquent accounts.
- Recognition of Linda Johnson's contributions.

Action Item:

- Continue pursuit of collections via office and legal channels.

d. Marina Slip Expansion

- Second reading completed; motion to proceed was made by Donna McClarin and seconded by Carroll Huffman. The motion was passed.

Slip Pricing:

- Large covered slip: $592.65/year
- Small slip: $362.18/year
- Uncovered slip: $181.00/year

Action Item:

- Begin implementation of new marina plan including ADA-compliant slip and pathway.

e. Road Culvert Repairs

- 29 tickets reviewed, 18 remain unresolved (11 for road issues).
- New ticketing system being implemented.

Action Items:

- Consider hiring additional maintenance personnel.
- Prioritize road repair requests using a new tracking system.

- Residents encouraged to submit written maintenance requests.

f. GVL 2025 Strategic Plan

- 32 projects listed; 17 completed, 15 in progress.
- QuickBooks transition completed; water billing software to be purchased.

Action Items:

- Implement new water billing software by October 1.
- Begin planning town hall in August/September to gather new community input.

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6. New Business

a. Algae and Weed Growth in Lake

- Approval to treat the lake using Jones Lake Management (red and orange zones) at cost not exceeding $10,000 (actual $7,441). Motion was made by Billy Williams and seconded by Paul Benoit. The motion passed unanimously.

Action Items:

- Beach to close on July 22 during treatment.
- Inform community of expected short-term algae bloom.
- Billy to compile a list of residents wanting individual dock treatments ($125).
- Share treatment details on the official website for broader access.

b. Real Estate Development

- Discussion with a surveyor scheduled for next week.
- Goal: Create a plan to sell/repurpose community lots to increase dues base.

Action Item:

- Meet with surveyor and realtor to strategize lot development and marketing.

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7. Staff & Committee Reports

- **Security:** No notable July 4th incidents; residents urged to report suspicious activity.
- **Ladies Club:** Meeting scheduled; awards given for Lakeside and Street-side Yard of the Month.
- **Men's Club:** Meeting with breakfast and furniture-moving volunteer project planned. Main discussion will be to plan the fish fry.

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8. Community Concerns

- **Indian Lane Maintenance:** Resident Bill Anderson highlighted severe degradation.
  Action Item:
- Board to review and prioritize Indian Lane for shoulder widening and repairs.
- **Lake Safety:** Concerns about unsafe nighttime activity on the lake (kayaks, jet skis).
  Action Items:
- Increase communication and enforcement of lake safety rules.
- Explore adding a lake-based security patrol presence.

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9. Motions Passed

- Approve June meeting minutes.
- Accept Treasurer's report.
- Adopt marina slip expansion plan.

- Purchase and implement billing software.
- Approve not to exceed a $10,000 lake treatment contract with Jones Lake Management.

Adjournment: Motion to adjourn passed. The meeting concluded with an ice cream social.