

GRANDE VISTA BAY
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
July 9, 2025
GVB CLUBHOUSE

ATTENDEES:

- Greg Malone
- David Eshoo
- Sherry Depperman
- Mark Altimier
- Ray Fumi
- Mary Butler
- Mark Stevens
- Gary Fridenbergs
- Debbie McCoy – Sentry CAM

G. Malone called the meeting to order at 9:56 am.

MOTIONS AND VOTES

- Motion to approve June meeting minutes by M. Altimier, Seconded by M. Stevens. Approved.
- Motion to issue fine warning letter to a homeowner with new construction over 18-month limit by R. Fumi, seconded by S. Depperman. Approved.
- Motion to issue letters to two homeowners who occupied homes before driveways in by S. Depperman, seconded by D. Eshoo. Approved.

GENERAL MATTERS DISCUSSED

- Treasurer's Report
 - 2026 budget and dues increase TBD after full review of reserve study.
 - Capitalization of roads
 - Accounts receivable review
- Grounds Maintenance
 - Roads update – FDR on 1st half of East Shore complete, West side crack fill and seal underway.
 - Dock III water meter scheduled for install by county-still waiting & leaning buoy options.
- Policies and Procedures
 - Proposed plan for all P&Ps and forms (BOD/CAM to review)
 - CC&R violations enforcement process discussed.
 - Gate policy - leaving open vs temporary code.
- Other
 - Comcast modem upgrade new equipment saving 14k per year with quicker service response times.
 - Management contract auto renews for one year – investigate options in 2026.
 - Work Orders review.
 - ACC update & Nominating Committee update. M. Stevens appointed as chair of NC by general agreement, without objection.

G. Malone adjourned the meeting at 1:48 pm, without objection.