

GVR HOA MEETING MINUTES

10 NOV 2025 / 7:03pm - 7:44pm / PERRY HOUSE

Attendees

Brad Perry, President; Weldon Shaver, Vice-President; Steve Miller, NHW; Jeff Lawrence, Financials; Aubree Shurtz, Covenants; Jeanna Brown, Social; Amber Perry, Secretary

Agenda

Last Meeting Follow-up

- A. Meeting minutes from October read in and approved as presented. Motion to accept by Jeff, seconded by Steve.

Financial Report

- A. 21,327 in Checking; 10,245 in CD.
- B. One check paid out for \$420
- C. Still having problems with Republic Services (Trash Company) overcharging us. Weldon reached out to Jamie Clark, our contact at RS and asked if they had changed our contract or something. No, we are still in the contract we had with GFL before they got bought out by RS. Jamie couldn't find the overpayment. Our rates, per our contract, shouldn't go up until the 3rd year from setting up the contract. There is a surcharge of \$5 per house that does recycling. This charge is a per quarter charge and is a pass-through expense. Republic Services has honored our previous contract up til now and it shouldn't change just because GFL got bought out. Our rates will probably go up soon as the contact mentioned expires soon. Weldon will check with Jamie this week and get this sorted.
- D. Contract Information with rate increases.
 - a. Jan 2024 3 yr contract set up with GFL: 14.89 trash, 7.98 recycling
 - b. Jan 2025: 15.63 trash, 8.28 recycling
 - c. Jan 2026: rates stay the same as 2025
- E. We got charged \$500 more than contracted amount. Weldon will email any updates from Jamie regarding this.
- F. Motion to accept as presented by Amber, seconded by Aubree.

New Business

- A. Next year we should look into a new PO Box that isn't as pricey.
- B. Steve and Brad went to turn off the water but it hadn't ever been turned on.
 - a. **NOTE: 5 months from today we need to have Steve and Brad turn on the water.**
- C. Jeff picked up the YOTM sign, he will keep it until next summer.

- D. Question from a homeowner on Astoria who was upset that their neighbor kept their Christmas lights up all year. Brad pointed them towards the CC&R's to answer their question.
- E. Welcome Jeanne to the HOA as the new Social Director. We talked about the budget for Social, the different activities that she could keep doing or stop. Ice Cream Social is a keeper. The others are probably gone.
- F. The plan for choosing the Christmas winner is to walk the neighborhood as an HOA and choose.
- G. There are no changes proposed for the 2026 budget, other than increasing the transfer fees from \$100 up to \$250. This was discussed earlier in the year and will go into effect in January 2026. Trash price is staying constant for 2026.
- H. We need to talk to Mark Donaldson about the fence repair along Centennial. We'll pull the money from the CD to pay for the fence repairs.
- I. We decided to have our December HOA meeting at the Lazy Dog on December 15th at 6pm.

Motion to adjourn by Weldon, seconded by Amber.