Jamestown of Grandview

CONDOMINIUM ASSOCIATION BOARD MEETING
THURSDAY, JULY 9, 2026, | 5:00 PM | VIA ZOOM

MINUTES

1. **Order:** Vicki Eckhart called the meeting to order at 5:01PM.
2. **Quorum:** Board members in attendance were Ann Matarrese, Vickie Eckhart, Emma Heydlauff, Abby Newman, Molly Wassmuth, and Debbie Rogers. Emily Gummere represented Capital Property Solutions as the Association Manager.
3. **Choice Property Resources:** Lisa Jeffries joined the call to provide an overview of how Choice Property Resources can benefit the community.
4. **Financials:** Ann Matarrese made a motion to approve the May 2026 Financials. Abby Newman seconded. The motion carried.
5. **Manager's Report:**
    a. Car Theft PSA- Emily Gummere gave an overview of the PSA that went out and recommendations for if homeowners reach out with theft reports.
    b. Fallen Streetlight- Emily Gummere let the board know that the Maintenance Director was working on getting a new electric vendor out to fix this issue.
    c. Pool Update- Emily Gummere let the board know where she is with getting bids for the pool project. Should be able to share these by the end of the month so we can start making decisions for the 2027 budget.
    d. Spring Walk Projects Update- Emily Gummere provided updates and estimates for the items on the list. Most of the items will be completed in 2027, but will see what can be completed in 2026 after estimates are received.
    e. 1369 Building Shutoff- Emily Gummere is waiting on an updated estimate from CCS Plumbing. Once received, she will send it over to the board for approval.
    f. Retaining Wall- The board wants to know if there's a way to use a contractor and not have to use an engineer.
6. **New Business**
7. **Next Meeting:** The next meeting is scheduled for September 17, 2026 via ZOOM.
8. **Adjourn:** Abby Newman made a motion to adjourn at 5:58PM. Ann Matarrese seconded. The motion carried.
9. **Executive Session**