Jamestown of Grandview

CONDOMINIUM ASSOCIATION BOARD MEETING
THURSDAY, MAY 21, 2026, | 6:00 PM | VIA ZOOM

MINUTES

1. **Order:** Meeting was called to order at 6:03PM by Ann Mararrese. Emma Heydlauff seconded.
2. **Quorum:** Board members in attendance were Ann Mararrese, Emma Heydlauff, Vickie Eckhart, Molly Wassmuth, and Debbie Rogers. Emily Gummere represented Capital Property Solutions as Association Manager.
3. **Minutes:** Review minutes from March 5, 2026 meeting.
4. **Financials:** Ann made a motion to approve the April 2026 financials. Vickie seconded. The motion carried.
    a. Vickie gave an update on the boards CD.
5. **Manager's Report**
    a. **Pool Estimates**: Reaching out to get updated bids on fiberglass pools.
        i. The board discussed potential payment options and potential future plans for the pool area. The board would like to gather all information possible before sharing with the rest of the community.
    b. **Streetlights:** Crafty will be working on the final set of lights. Scheduling depends on weather.
        i. Emily Gummere will be purchasing a topper to replace the broken one at the community.
    c. **Plumbing**: Updates on community drainage.
        i. Emily Gummere will be putting together bids and pricing for completion of the other drain as well as scoping the drains to ensure they are still holding their integrity.
    d. **Spring Walk 2026**: An update on where each item is from the walk.
        i. Vickie Eckhart discussed the growth on the end of 1394 building by the A/Cs. The board was informed that an additional conversation was had after the walk with the crew manager from Hedge about additional areas of servicing. Emily Gummere is working with Hedge to get these completed or pricing for special projects as needed.
    e. **Inspections**: Scheduled inspection for May 27, 2026 at 9am. Emily Gummere will be sending out communication to homeowners on May 22, 2026.
6. **New Business**
7. **2026 Annual Calendar**
8. **Next Meeting:** The next meeting is scheduled for July 9 via ZOOM at 6PM.
9. **Adjournment:** Ann Mararrese made a motion to adjourn at 6:54PM. Emma seconded. The motion carried.
10. **Executive Session**