

2025 Grandview Ranch Homeowners Association Calendar

c/o Incline Property Management
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2025 Meeting Dates

Board of Director Meetings Wednesdays

- February 5th - 5 PM@ Minden Library
- May 7th - Annual Members mtg. -
5 PM @ Minden Library
- August 6th - 5 PM @ Minden Library
- October 1st - 5 PM @ Minden Library
- November 5th - 5 PM @ Zoom

All dates subject to change; watch for
Notice of Meeting for final date

Board of Directors

Rui Cunha—President
Kristin Ithuburu—Vice Pres
Richard Lauriston—Treasurer
Chris Noe—Secretary
Fred Ferrer—Director at Large

Community Manager

Marty McGarry
Incline Property Management
Marty@ipm-tahoe.com
775-298-7987

Annual Events

Contract Renewals

- Insurance (Menath Ins) 07.01.25
- Management (Incline Prop) 12.31.25
- Snow Removal
-

Reserve Study / Financials

- Prepared for 2022 (due by 9/25/26 for 2027)
- Review annually before Budget (in process
1/2025 for 2025—add road shoulder repairs)
- CPA review required for year preceding full
reserve study (done for 2021; due next for
2026)

Budget 2025

- Budget Workshop October
- Budget Approval 10-01-2025
- Budget Mailing October
- Budget Ratification 11-05-2025

Annual Registrations due November 30th

Assessments: \$800 Annually, due January 1st, and are deemed delinquent if not received (postmarked) by the 15th of January, at which time, a late fee of \$75 will be imposed. Per Collection Policy.

Annual Meeting: per Bylaw Article 4.2.1, shall be held annually in the month of April or May on a date and time specified by the Board of Directors.

Architectural Committee: per CC&R Article 8.1, the Architectural Committee shall be comprised of the Board, provided, however, that the Board may appoint an Architectural Committee of not less than three (3) members, at least one of whom must be a Director and the remainder of whom need not be Members.

2025 Projects

Weed Control

Drainage Maintenance

Roads Crack Seal

CC&Rs amendment

Informational

Annual Assessment \$ 800.00
New Owner set up (IPM) \$ 250.00
New Owner Contribution Fee \$500.00

Number of Units 64

Member portal

<https://portal.ipm-tahoe.com>

Website (Coldwell Banker)

<http://GrandviewRanchEstates.com>