

Approved 02/15/2023.

**GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER & SEWER ASSOCIATION  
JOINT MEETING MINUTES**

**January 18, 2023**

Zoom Meeting ID: 811 4224 1847 Passcode: 853417

**ATTENDANCE:**

Water and Sewer (W&S)

Dan Barbour – President  
Wayne Schroeder –Vice president  
Karen Turner –Treasurer  
Robert Lewis – Secretary  
Lynn Johnson – Director

Road and Recreation (R&R)

Don Herman – President  
Paul Burek –Vice president  
AJ Shilling – Treasurer  
Michael O’Neill – Secretary  
Cavender Andrews – Director

**STAFF:** Nick Moriarty – Manager

Mary Keller - Community Relations/Office Assistant

**ESTABLISH A QUORUM:**

All are present and a quorum established.

**CALL TO ORDER:**

Dan Barbour, President, Water & Sewer Association, called the meeting to order at 3:02 p.m.

**REVIEW AGENDA:** No amendments

**REVIEW MEETING MINUTES DATED:** November 16, 2022 – Karen Turner, Water & Sewer moved to accept minutes dated November 16, 2022, as submitted. Paul Burek, Road & Recreation 2<sup>nd</sup>. Unanimous motion passed.

Board discussion and votes via email in December:

- a. Joint: FAML I Program: Starting January 1, 2023, Employers and their employees are both responsible for funding the program and may split the cost 50/50. The premiums are set to 0.9% of the employee’s wage, with 0.45% paid by the employer and 0.45% paid by the employee. Businesses with nine or fewer employees do not have to contribute to the program but do need to remit their employees share (0.45%) of the premium on behalf of employees each quarter. Don Herman moved that since GVM is exempt from paying the employer portion of 0.45% to the FAML I program that GVM pick up the employees 0.45% share. Seven for – Paul Burek, Cavender Andrews, Wayne Schroder abstained. Motion passed.
- b. Water & Sewer: Shed for the new well house. Dan Barbour, moved to purchase a shed to house the proposed well in the fourth filing at a cost of \$9,000.00. Funds to be taken from account 002 Capital. Unanimous motion passed.

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**MANAGER'S REPORT:** GVM Manager, Nick Moriarty presented the Manager's report.

**Over the last two months:**

- A tractor was purchased for \$46,000 from Ron's equipment.
- Dam repair has been scheduled for Batterson Lake. Lead time on the new head gate is approximately 6 months.
- Quantum has started the permitting process for us regarding the new well.
- There are 8 W&S members (Green Mtn Meadows) that are not part of Road & Rec. In relation to the merger.
- A shed was purchased for the new well house.
- Three water leaks have been located and repaired since the last board meeting.
- Three letters to members have been sent since the last board meeting (loose dogs, unpaid fines/dues).
- One of our plows is down and troubleshooting is ongoing with the help of Justin Rogers.
- Ongoing issues with the grader are still being resolved.

**TREASURER'S REPORT: For November 2022**

**A. Road & Recreation Association**

AJ Shilling, Road & Recreation, Treasurer, presented the report.

The Road & Recreation Association completed the 5th month or 41.7% of the fiscal year. Dues collected are 98%. Total expenditures are 59% of budget. Trash budgeted income is 101% of budget and trash expense is at 45 % of budget.

**B. Water & Sewer Association**

Karen Turner, Water & Sewer President, reported for the Treasurer:

The Water & Sewer Association completed the 2nd month or 17% of the fiscal year.

No significant deviations from the overall budget. Dan Barbour: How much is in the 002-reserve account. Karen: \$107,000.

**COMMITTEE REPORTS:**

**A. Architectural Review Committee (ARC):** Committee members are Chair, Mike Keller, Terry Wadsworth, Jenny Rogers, Stan Sayler and Jason Howard.

Cavender Andrews, ARC, Board ex officio, reported for the ARC. The committee received and approved one application for a storage shed. Over the last few months, the committee has been discussing a revision of the ARC rules concerning concrete driveways and the definition of an outbuilding. In the end they decided to follow the rules & regulations that are in place.

Dan Barbour: At what point does the ARC get involved in dirt work on a private property? Don Herman/Cavender Andrews: The ARC rules state that the ARC is responsible for aesthetics of surrounding area including grading of the land. Installing a septic system is an indication of construction, and the ARC should be informed. It was also mentioned that Larimer County approves septic systems but does not inform the HOA of such approvals.

**PUBLIC INPUT:** (Glacier Gals, members, etc.)

Not counting Board and staff members there were eight people present in person and two via Zoom.

A member asked what the procedure is for those who leave stuff on their lot when they leave. Don Herman stated that once it is brought to the attention of the association, the GVM Manager starts the process of covenant enforcement by contacting the property owner via phone calls and/or sending letters.

A member who is a volunteer for Colorado Wildfire Protection Plan (CWPP) - Fire Adaptive Community Alliance (FACA) spoke concerning mitigation in GVM: Some roads within GVM have accessibility and navigability issues, such as thick trees on the sides of the road. In case of fire and to make it safer for residents to evacuate, CWPP/FACA identified several roads/areas that need to be mitigated and a list of those roads was given to the HOA. With permission from the HOA, volunteers would like to start a plan of action. If volunteers cut trees on the roadside will the GVM staff help dispose of the slash? It was stated that CWPP should contact the GVM manager to work out details i.e., contacting landowners, removal of slash, and discuss how far back trees will be mitigated. It was stated that the standard tree mitigation along the road is 10' from the road edge for small trees and 15' for high branches cut on large trees. Paul Burek volunteered to inspect the roads planned for mitigation and report his findings back to the board. The member also asked if GVM has room to store equipment i.e., 5 chain saws, pole pruners and a place to sharpen chains. The manager stated that storage shouldn't be a problem.

As the Board liaison, Paul Burek spoke for CWPP/FACA. Paul notified the board that Larimer County Office of Emergency Management has opened their 2023 Community Mitigation Grant Program. Organizations eligible for this grant are individuals, non-profits, and road associations. In 2022 this grant program helped Glacier View Meadows pay for chipping of the community slash piles. There is a total of \$50,000 available to the county with a maximum of up to \$10,000 awarded to qualifying applicants. If GVM is awarded a grant, a portion of these funds could be used to purchase tools for mitigating open space as well as pay for slash disposal.

Paul will submit an article to be published in the Viewpoint newsletter, about FACA and their ambassador program. FACA will visit properties and assess the property for mitigation, make a plan of action, and present the plan to the HOA. Part of the article should explain that mitigation is not just cutting trees it is taking certain trees down, trimming branches, removing dead trees and low-lying shrubs. Paul also informed the board that there is a grant application in process with Big Thompson Watershed coalition for a Curtain Burner. Burning onsite saves money on grinders and trucks. Air curtain burners dispose of tonnage much faster than open burning. It is in the early phase of the application, so we do not have the details yet.

**OLD BUSINESS (Water & Sewer):**

- A. Status of the fourth filing well: Nick Moriarty, reported that Quantum, Water & Environment submitted the well permit. Ingram drilling is scheduled to start drilling

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in February or March at the latest. The bid for drilling the well is approximately \$68,000. The cost of the well house shed is \$9,000. Wayne's well service will install the pumps, still waiting for pump costs. Also need electrical costs from Poudre REA. Robert's Electric is working with Poudre REA, and we should have those costs soon. I was told the electrical poles are \$5,000 each and the project calls for 4 of them. Once I get the accrual proposals together; I will submit the numbers to the board.

**OLD BUSINESS (Joint):**

- A. Merger update: Wayne Schroeder, Water and Sewer, presented a summary of the documents the attorney prepared. 1. Plan of Merger and Agreement to Effect a Merger of Glacier View Meadows Road & Recreation and Glacier View Meadows Water & Sewer Association. 2. Amended and Restated Articles of Incorporation for Consolidated Glacier View Association. (A Colorado Nonprofit Corporation). 3. Resolution of the Glacier View Road & Recreation Association. 4. Resolution of the Glacier View Meadows Water and Sewer Association. 5. Statement of Merger of Glacier View Meadows Water & Sewer Association into Glacier View Road & Recreation Association. 6. Name change Amendment for Glacier View Road and Recreation.

There are details that need to be discussed and a decision made before the March meeting i.e., if the merger passes the number of board members i.e., the attorney recommended from 5 to 9. Name of the Association i.e., Consolidated Glacier View Meadows Association, Glacier View Meadows Association, Glacier View Meadows Association Consolidated.

Wayne reiterated that the merger proposal will be presented to the membership and will once again require a vote and must pass by 2/3 of those that vote.

**OLD BUSINESS (Road & Recreation):**

- A. Equipment (tractor search): Nick informed board that he found and purchased a Massey Ferguson tractor with forks at a cost of \$46,000. Still looking for a mower attachment and should have one before summer.
- B. Architectural Rules and Regulations revisions: Cavender Andrews stated that after careful deliberation the ARC will not amend the current Rules and Regulations.

**ADJOURN:**

Dan Barbour, Water & Sewer, moved to adjourn into Joint Executive Session, personnel discussion, Affirmative Vote 2/3 quorum required at 4:27 pm. Unanimous motion passed.

Board emerged at 5:10 pm. No motions

Respectfully submitted Mary Keller