

Approved March 16, 2022

**GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER & SEWER ASSOCIATION  
JOINT MEETING MINUTES  
January 19, 2022**

Meeting held via Zoom Meeting ID: 853 4310 9590 Passcode: 189730

**ATTENDANCE:**

Water and Sewer (W&S)

Dan Barbour – President  
Wayne Schroeder – Vice president (Via Zoom)  
Karen Turner – Treasurer  
Larry Peterson – Secretary (absent)  
Lynn Johnson – Director (absent)

Road and Recreation (R&R)

David Birks – President  
Kevin Snell – Vice president (absent)  
AJ Shilling – Treasurer  
Don Herman – Secretary  
Paul Burek – Director

**STAFF:**

Larry Maybon – Manager  
Mary Keller – Community Relations/Office Assistant

**ESTABLISH A QUORUM:**

All are present in person or via Zoom except Lynn Johnson and Larry Peterson who were excused and Kevin Snell who resigned.

**CALL TO ORDER:**

David Birks, President, Road & Recreation Association, called the meeting to order at 3:01 p.m.

**REVIEW AGENDA:** Under New Business add item C. Road & Recreation & Water & Sewer consolidation.

**REVIEW MEETING MINUTES DATED:** November 17, 2021.

November 17, 2021, minutes accepted as printed.

**MANAGER’S REPORT:** GVM Manager, Larry Maybon presented the manager’s report.

**Water & Sewer Association**

1. The state required water augmentation yearly report was submitted along with the Lakes (Batterson and Crellin) water depth reports.
2. The 4<sup>th</sup> new well is still waiting the state final approval for tap in. The last water sample tests were submitted this past Tuesday. Hopefully that will be the final hurdle?

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3. Deb Schwartz has begun water training classes this past couple months to prepare for the small water systems test in the next couple months. This is good for backup precautionary measures.
4. The 12<sup>th</sup> filing well Gamma reading equipment was sent in for the required annual calibration testing. (\$481 plus shipping)

### **Road & Recreation Association**

1. The Komatsu loader required a new fuel line and three sensors to be replaced at a cost of \$793 and one new battery with a shutoff switch was installed. (\$205). The Red Dodge truck received a new windshield. (\$150)
2. Sold the older mower deck. (\$500)
3. The main double door gates for the compactor had to be replaced due to the last windstorm. The wood was replaced with wire metal mesh and the old bulletin board relocated towards the back fence. (Materials cost of \$530, in house labor). The recycle fence post was damaged by the trash company truck and working on them to repair asap.
4. Tried a new chemical expansion solution to frac some of the larger rocks protruding from our roads, not as effective as hoping, may try again in summer, warmer temps. Researching some less expensive alternatives too. (Single tooth attachment for backhoe, blasting cap system).

### **Joint Items**

1. Manager's computer received a new drive and updates (\$404).
2. The backhoe required two new batteries (\$118) and the 2014 GMC had new brakes installed along with a new starter. (\$210) in house labor.
3. The used shop oil was removed by a recycle company out of Denver, \$215. Did setup an account for the pickups at the Valvoline shop in FTC for future oil changes as a backup.
4. An insurance roof claim has been submitted for the office due to the last two windstorms. Still in the process.
5. Ed Bingham has submitted his resignation for the chair of the Rules Committee.

### **TREASURER'S REPORT:**

#### **A. Water & Sewer Association**

Karen Turner, Water & Sewer Association, Treasurer, presented the report.

The Water & Sewer Association completed the 3rd month or 25% of the fiscal year.

Account 001: Income is at 104% and Total expenses at 22%. Account 002: Income 77% and Total expenses at 21%. Account 003: Income at 72% and Total expenses at 22%.

Consolidated Totals: Income: 88%, Administrative 16%, Operating Expense 22%, Payroll 23%, Total expense 22%. No significant deviations from the budget.

#### **B. Road & Recreation Association**

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

The Road & Recreation Association completed the 6th month or 50% of the fiscal year.

Dues collected are 99.4% of budget and total income is at 105.2%. Total expenditures

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are at 48.52 % of budget. Total remaining funds (carry forward) \$310,031. Trash budgeted income is 98.0% of budget and trash expense is at 55.3 % of budget.

#### **APPLICABLE COMMITTEE REPORTS:**

- A. Architectural Review Committee (ARC): David Birks, Interim Chair., reported for the ARC. The ARC continues to meet virtually. The committee received two applications for review: 1 Garage addition, 1 Solar Panel, both were approved. The ARC is discussing ways to make sure the rules are clear regarding the importance of applying to the ARC, for all structures including solar panels before installation. David also stated that 95 to 98% of the membership follow the procedures that are in place.

**PUBLIC INPUT:** No input offered. Note: 8 members present via Zoom

#### **OLD BUSINESS:**

- A. CPA/Compilation Report Update: Valor Certified Public Accountants have agreed to provide accounting related services to Glacier View Road & Recreation and Glacier View Water & Sewer Associations that will include a compilation report and tax return at a cost of \$2,750 to \$3,500. They also offer a CPA Advisory service at \$200.00/hour. Wayne Schroeder stated that in the future he would like to see agreements in advance of the meeting. David Birks, Road & Recreation, stated that because of the time frame the agreements were emailed to all Board members for discussion and we are here today to present the agreement for a motion. Wayne also asked if payments have been made to the above CPA. Larry Maybon stated, no payments have been made. Paul Burek, Road & Recreation, are the quoted charges budgeted? Larry said yes, the quote is right on. Karen Turner, Water & Sewer, moved to engage Valor Certified Public Accountants for the compilation report and tax return. Paul Burek, Road & Recreation, 2<sup>nd</sup>. Unanimous motion passed.

#### **NEW BUSINESS:**

- A. Employee Covid Policy: As requested by the Board, Larry presented an Employee Covid Policy for consideration.
- a. (3)\* hours paid time off to get a shot if not available within the Livermore area, to travel to the Fort Collins area. (PHEL) \*
  - b. One \$100 gift card will be given to the employee, for each last CDC guideline shot or booster. Proof of vaccine card will be required to receive gift card. Covid home test kits will be available at the GVM office for staff if COVID symptoms appear.  
\*PHEL (Public Health Emergency Supplemental Leave) and HWFA (Healthy Families and Workplace Act) rules will be followed by GVM.  
Wayne Schroeder asked if the Covid policy he proposed is being considered. David Birks said yes, all proposals were considered, and this policy is a consolidation of those suggested proposals. Dan Barbour, Water & Sewer, moved to approve the

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Employee Covid Policy. AJ Shilling, Road & Recreation, 2<sup>nd</sup>. Unanimous motion passed.

- B. Yardi office program update: Larry reported that Yardi, the HOA data base we now use is becoming obsolete. Yardi is migrating to the Cloud and starting next year, they will not support the version we are using. If we switch, the first year we will pay exactly what we are paying now \$1026.00, the second year we will pay \$1710.00 and third year, we will pay \$3420.00. The biggest gains for switching: In the future residents will be able to pay online. Lower bookkeeping and administrative time (new bookkeeper on the horizon). Full support from Yardi on any program issues and free updates. Don Herman, Road & Recreation, moved to approve Yardi upgrade. Karen Turner, Water & Sewer, 2<sup>nd</sup>. Unanimous motion passed.
- C. Road & Recreation & Water & Sewer Association consolidation. AJ Shilling, Road & Recreation, suggested the Associations discuss the feasibility of merging the Associations into one. A merger of the two Associations will save costs (insurance, taxes, tax preparation) related to running two businesses. It is also getting more difficult to find volunteers to serve on two boards. Wayne Schroeder, Water & Sewer, moved to refer to counsel for a very preliminary review of a potential consolidation of the Road & Recreation and Water and Sewer Associations into one Association. Paul Burek, Road & Recreation, 2<sup>nd</sup>. Unanimous motion passed.

**ADJOURN:** David Birks, called the meeting at 3:53 pm.

Respectfully submitted, Mary Keller