

Rough draft

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

**February 15, 2023**

Zoom Meeting ID: 863 1325 4893 Passcode: 691948

**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 (absent)  
Michael O’Neill – Secretary  
Cavender Andrews – Director

**STAFF:** Nick Moriarty – Manager

Mary Keller - Community Relations/Office Assistant

**ESTABLISH A QUORUM:**

All are present except AJ Shilling who was excused, and a quorum established.

**CALL TO ORDER:**

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

**REVIEW AGENDA:** No amendments

**REVIEW MEETING MINUTES DATED:** January 18, 2023 – Minutes accepted as submitted.

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

- Quantum has quoted us \$2000 for up to 40 acres of well searching & locating. The proposed locations to search in going forward are the green spaces near Crestone Way, and also Mt Harvard. These two locations are only near homes that are on the community water system, so there should be a shared interest in getting the well done.
- Ingram drilling has us on standby regarding drilling the new well. We will be first in line once we select a well location and receive a permit.
- Ingram drilling is also assisting us with a late registration permit in relation to the 9<sup>th</sup> filing community well. We received an inquiry for the permit of that well and found that there is no history of having one.
- The inoperable generator shared with the fire department is in the process of being removed. The fire department is currently deciding whether or not scrapping it needs to be put to a vote. Will update as things progress.
- A large water leak occurred on Humboldt Dr. Approximately 150 ft of pvc was shattered due to ice. Upon repairing it we increased the thickness of the pipe to schedule 80. The shattered pipe appeared to be schedule 20 which is very thin walled. The pipe is also

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only buried about 2.5-3' deep which is nowhere near deep enough. The schedule 80 pipe should help prevent a recurrence but a deep bury is the proper long-term solution.

- Four letters to members have been sent since the last board meeting (Chickens, RV, Trash & Unpaid dues).
- The plow that was broken has been repaired and we are fully functional with 4 plows on trucks.
- Ongoing issues with the grader are still being resolved. Recently it was broken down for over a week due to the fuel pump going out. The only remaining issue appears to be the replacement of the hydraulic cooler.
- Successful virtual conference with Yardi. They now understand our issues with the program and believe they can fix the problems.

### **TREASURER'S REPORT: For December 2022**

#### **A. Road & Recreation Association**

Don Herman, Road & Recreation, President, presented the report.

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

Dues collected are 98.3% and total income is at 112.0%. Total expenditures are 58.2% of budget and a little high because of operating road maintenance. Trash budgeted income is 97.3% of budget and trash expense is at 53.6 % of budget.

#### **B. Water & Sewer Association**

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

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

No significant deviations from the overall budget.

### **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 re-roof.

B. Rules Committee: Paul Burek, Road & Recreation, Vice President, reported that he and Robert Lewis are working on the GVM Rules and Regulations. The committee is not changing the rules just adding reference points to where various rules are located i.e., Master Declaration, By-laws, ARC.

The GVM manager stated that the Water committee report will be discussed under Old Business: Status of 4<sup>th</sup> filing well search.

**PUBLIC INPUT:** (Glacier Gals, members, etc.) Not counting Board and staff members there are seven people present in person and three via Zoom.

A. Glacier Gals: Beth Sammond spoke for the group. The Glacier Gals held their annual meeting dinner on January 17<sup>th</sup>, because of adverse weather no business was conducted. Beth also stated that the group voted in favor of partnering with the Lions Club in sponsoring the Red Feather Lakes 4<sup>th</sup> of July pancake breakfast and do away with the Memorial Day pancake breakfast that is usually held in Glacier View Meadows. Beth invited the public to the Potluck on February 25<sup>th</sup> at 5:30 pm in the GVM community room.

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

- A. Status of the fourth filing well: GVM Manager, Nick Moriarty, reported that the well site that Quantum picked for us for will not work because there are 4 private wells within 600 feet of the location and per State procedure if one of the 4 property owners object to the location (all 4 objected) we must find another location. Nick informed the board that Quantum quoted \$2000 for up to 40 acres for well search services. Karen Tuner, Water & Sewer moved to allocate \$2,000.00 payable to Quantum Water & Environment for 40 acres of well search/locating services. Wayne Schroeder 2<sup>nd</sup>. Unanimous motion passed.  
Water Search Committee Chair, Jim Petrie and committee members, Paul Burek and Karen Turner updated the public on the status of the search and community system needs i.e., infrastructure, age, and replacement. Also discussed is a grant/loan in the amount 1.95 million and 660,000 of that amount, is for sewer. We are hoping for a grant and not a loan but could be both. Element Engineering is assisting GVM with a Project Need Assessment (PNA) for Community System improvements. The PNA project needs report, should be ready the first part of March. Once the assessment is ready Karen Turner will submit to the State.

**OLD BUSINESS (Joint):**

- A. Merger update: Don Herman President, Road & Recreation, lead the discussion. Don asked, “is there a copy of the amended and restated articles of Incorporation of Consolidated of Glacier View Meadows Association”? It was stated that the document was presented last month.  
Don Herman, Road & Recreation, motioned in form of a question. Do we want to change the legal name of the Association from the current proposed name of Consolidated Glacier View Meadows Association to something else? 6 no 3 yes. Motion Failed  
Don Herman, Road & Recreation Association moved that for the next year, Consolidated Glacier View Meadows Association will be managed by seven board members. Also, update the By-laws to add the range of board members to match the Articles of Incorporation. Dan Barbour, Water & Sewer Association 2<sup>nd</sup>. Eight in favor, Wayne Schroeder, Water & Sewer, opposed. Motion carried.

Don Herman suggested that the Joint Board review the proposed By-law changes via email and add the final By-law proposal to the March 15, Agenda. Then present the final draft of the By-laws proposal to membership for a vote.

Don presented the latest merger documents to be signed and returned to counsel for recording: Effective date to be July 1, 2023

Paul Burek clarified that the Plan of Merger and Agreement for both Associations on page 2, paragraph H., state that the Boards of Directors of Glacier View Water & Sewer Association Glacier View Road & Recreation Association have approved this Plan of Merger and Agreement, and the members of the respective associations have approved a Name Change Amendment and Amended and Restated Articles of Incorporation for the merged entity.

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Don Herman, Road & Recreation, moved to approve 6 documents as submitted by council to be signed by the appropriate people at the appropriate time i.e., Name Change of amendment, Resolution of Water & Sewer Association, Resolution of Road & Recreation Association, Statement of Merger, Plan of Merger and Agreement, Articles of Incorporation. Dan Barbour, Water & Sewer, 2<sup>nd</sup>. Unanimous motion passed.

**PUBLIC INPUT:**

A member asked, “why would you want to reduce the number of board members?” It was stated that 7 is a good number to work with and recruiting volunteers for a 7 member board can be easier than recruiting 10. There are also committees that will work with board members to accomplish business items.

**NEW BUSINESS (Joint):**

A. Set Annual meeting date. Don Herman, Road & Recreation, moved to set the Annual meeting June 24, 2023. Wayne Schroeder, Water and Sewer, 2<sup>nd</sup>. Unanimous motion passed.

B. Outgoing Board members. Don Herman stated that there are a total of 5 board members whose two-year term ends June 2023: Road & Recreation – Don Herman, Paul Burek and AJ Shilling. Water & Sewer – Wayne Schroeder and Lynn Johnson. Board members whose two-year term ends June 2024: Road & Recreation – Michael O’Neill and Cavender Andrews. Water & Sewer: Karen Turner and Robert Lewis.

If everyone whose term is not expiring this year decides to stay on the board and if there are 7 board members going forward, there will be 2 open seats up for election. Don suggested giving 1 or 2 of those whose term expires in 2024 the option to resign early, so there will be 3 or 4 open seats up for vote this year. We will need to know who is or is not running before the May Newsletter.

**ADJOURN:**

Don Herman, Road & Recreation, moved to adjourn into Joint Executive Session, personnel discussion, Affirmative Vote 2/3 quorum required at 4:26 pm. Unanimous motion passed.

The Board emerged at 5:30 pm. No motions

Respectfully submitted Mary Keller