

Approved 03/20/19

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER & SEWER ASSOCIATION
JOINT MEETING MINUTES
February 20, 2019**

ATTENDANCE:

Water and Sewer (W&S)

Jim Petrie – President
CJ Tripoli – Vice-President
Dan Barbour – Treasurer
Gordon Nuttall – Secretary
Lynn Johnson – Director

Road and Recreation (R&R)

Don Herman – President
David Birks – Vice-President
Linda Petrie – Treasurer
Jim Casadevall – Secretary
Jenny Rogers – Director

STAFF:

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

ESTABLISH A QUORUM

All are present and a quorum was established.

CALL TO ORDER:

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

AMEND AGENDA: No amendments

REVIEW MEETING MINUTES DATED: October 17, 2018

Gordon Nuttall, Water & Sewer Association, moved to approve the October 17, 2018 minutes as written. Linda Petrie, Road & Recreation Association, moved to approve the October 17, 2018 minutes as written. Unanimous – motion passed.

TREASURER’S REPORT:

- A. Water & Sewer Association** – Dan Barbour, Treasurer, reported for the Association. The Water & Sewer Association completed the 4th month or 33% of the fiscal year. Consolidated totals: Income 89%, Administrative Expense 27%, Operating Expense 25%, Payroll 39%, Total Expenses 33% of the specified budget, annual transfer to Capital 42,000. Gordon Nuttall noted that payroll continues to run high. The manager stated that payroll should even out as the year progresses i.e., this month (February) the crew is working mainly for the Road & Recreation Association.
- B. Road & Recreation Association** - Linda Petrie, Treasurer, reported for the Association. The Road & Recreation Association completed the 7th month or 58.3 % of the fiscal year. Total Budgeted Income is 111.1%. Total Expenditures are 44.39%. Total remaining funds (carry forward) \$40,081. Capital Reserves

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currently available \$112,616. Trash Budgeted Income 99.2% and trash Expense at 56.9%.

MANAGER'S REPORT: Larry Maybon, Manager, presented the Manager's report (inserted below).

General

1. Three new computers were purchased for the office staff, due to failures with the outdated systems currently. The manager's tower will be repurposed for use at waste water plant. The plan is to install the new office computers next week.
2. The Spring edition of the Viewpoint was completed on time.
3. Educational article included in board packet: Great Boards

Water & Sewer Association

1. All water and wastewater plants are running in compliance.
2. A new battery backup system was replaced at the waste water plant.
3. Signed Frank (Water Operator) up for further water certification course credits that are available online, for a reduced cost. His license is due in May this year and will require a few more credits.

Road & Recreation Association

1. The Sander unit on the Ford had to replace the conveyor chain unit system on it, in working order again. The red Dodge had its oil and filters replaced, all maintenance caught up to date.
2. Two truckloads of pea gravel were delivered for winter deployment on the roads.
3. The grader was out several times this past month to attempt to knock down rough spots on switchbacks and other troubled spots.
4. The dump truck was sold to a local contractor as agreed from last month's meeting decision. (\$2000)
5. The new road maintenance plan was posted on the GVM website at the office bulletin board and letter in the Viewpoint.
6. A couple ARC violation letters were sent out and the requests are being followed up with the residents.
7. Several road signs have been painted or replaced this past month, a major overhaul on the street signs this year.

A resident asked, "is the Dump truck going to be replaced?" – The manager stated, "not at this time".

COMMITTEE REPORTS:

1. **Architectural Review Committee (ARC):** (Full report in Board Packet)
Kevin Snell, Chair, presented a written report to the Board: The ARC received three applications, one for a daycare, one for a dog run and one for a shed. All three must meet certain conditions for final approval.
2. **Ecology Committee:** None

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3. **Nominating Committee:** None
4. **Budget Committee:** . The Committees will not meet until March. However, volunteers are being recruited through solicitation and the viewpoint.
 - A. **Road & Recreation Association:**
Linda Petrie, Road & Recreation Budget Committee “Ex officio” stated that Mike Corbin has agreed to chair the committee. Linda sent email requests to others.
 - B. **Water & Sewer Association:**
Dan Barbour, Water & Sewer Budget Committee “Ex officio” stated that A.J. Shilling volunteered to serve on the committee. Waiting to hear back from other contacts.

COMMUNITY REPORTS:

Glacier Gals: Becky Weeder, President, spoke for the Glacier Gals. The next event will be the Memorial Day Pancake Breakfast being scheduled for May 27 from 7am to 11am. The Annual bake sale will be held the morning of the Annual meeting on June 29th. The Community workday is scheduled for Aug 10 starting at 8:00 am. Glacier Gals will provide breakfast and lunch. It was stated that the can recycling is going well (lots of cans) getting less trash.

PUBLIC INPUT:

In addition to GVM Board and Staff members, there were 8 residents in attendance.

A member stated that the mirror on Montcalm is working but needs to be larger. It was stated that replacing the dump truck would be a good decision because the old dump truck saved the association 62% in hauling fees.

Jim Petrie reminded the public, that there is a \$100.00 rebate (once every three years) for those Water & Sewer members, who pay to have their septic system pumped out. Jim also stated that there is an article in the Viewpoint asking those who are on the Water & Sewer Community System to run for a board position. Jim clarified that those who are members of the Water & Sewer Association are eligible to run for the W&S Board.

Note (after the meeting is was clarified that the article said Water & Sewer district)

NEW BUSINESS:

- A. Annual Meeting Date: David Birks, Road & Recreation, moved to hold the annual meeting June 29th, 2019. Dan Barbour, Water & Sewer, 2nd. Unanimous-motion passed.
- B. Association Planning process: Gordon Nuttall, Secretary, Water & Sewer, stated that he received an email from DORA that suggested boards who are planning an annual meeting, present an objective plan for the upcoming year to the membership, as well as provide the results from the previous year. Gordon also pointed to the educational article “Great Boards Focus on the Big Picture” where it suggests that the board establish a high-level objective for the staff to

implement over the course of the year. It is the boards responsibly to establish a Mission Statement for their HOA along with a high-level objective for the staff to implement. Gordon stated that the intent is to have the Board and community members put together an objective for presentation at the Annual meeting.

David Birks responded: Glacier View has had a plan every year since in came into existence 40 plus years ago. GVM is a mature subdivision, a little over 50 % built out. The Boards responsibility from year to year is handled through the budget process, maintaining the roads, maintaining the water & sewer system, managing within the covenants, and finally the Architectural Review Committee managing the final buildout within the guidelines that are in place. The manager stated that there is long term planning through the Replacement budget and Capital. Don Herman stated planning is done month to month for example, when we recognized deficiencies in our roads, Road & Recreation formed a Road Improvement Committee and we are making changes. Those changes that can be done within budget are being done as soon as possible. Those changes that require a budget change will wait until the next budget year. Jim Petrie agreed, there is a plan there is no reason to add additional plans to what we already have in place. Dan Barbour noted that on the web-site there is a page “Benefits of Membership in The Glacier View Association” there is a list of items that the Association provides and the budget process in place supports this list of benefits.

The Board discussed writing a brief mission/vision Statement stating what we are about.

Jim Casadevall, Road & Recreation, moved to table further discussion until next Joint meeting. The Board will review the written documentation in place that state our mission and or objectives. C.J. Tripoli, Water & Sewer 2nd. Unanimous-motion passed.

- C. Global Broadband Grant Application: David Birks, Road and Recreation, opened the discussion by reviewing the history of the Broadband Committee within Board minutes. Starting in April 2017 to January 2019. A Broadband Investigative Committee was established May17, 2017. On February 21, 2018, the Broadband Committee was dissolved, it was written during that same meeting “if there are changes or progress concerning Broadband those changes should be reported under Community reports”. David also reviewed the minutes from February 2018 to January 2019, there were no further reports from the Committee to the Board or action taken.

David recently became aware of a letter dated October 4, 2018 signed by two board members in support of a Grant application from the Colorado Broadband Fund. The letter in the way it was written does refer to the roles of the two individuals on the Board. David suggested that the letter implies support from the Board for the Grant application. Since there was no board action, he believes the letter written is inappropriate. David was made aware that there is now some type of campaign on Nextdoor about Broadband.

It was stated by the individual Board members that they wrote and signed the October 4th, letter as Community members not as Board members. For history purposes the letter does refer to their roles as past Broadband committee

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members. There was no intended mention of the Board and in no case does the letter refer to the Glacier View Board.

PUBLIC INPUT:

What is the title of the application? Does the Grant application refer to Glacier View? It was stated that “yes I think it does but as a physical description of an area”.

David presented a letter written by a Glacier View Meadows resident and asked that the content of this letter be on record, excerpts to follow (complete letter on file). The writer of the letter expressed concern about “the process through which a proposal has been announced in Glacier View Meadows for broadband services for our community”. The letter went on to state “Absent any demonstration of due diligence in exploring the many implications of such a proposal, my concern that such a public expression of support for it, implying as it does Board support, seriously compromises the Board’s freedom to act in fulfilling its function of making policy for the full membership of the association, now and for the future. Creating the impression that the proposal has already been approved by the Board increases the likelihood of factional discord in our community. The writer also stated “My concerns do not address the merits of the matter in question. At my location my family and my non-profit work would unquestionably benefit from high speed broadband at a reasonable rate. But I recognize that it is in all of our best interests to have a strong and independent board of directors. Allowing the current matter to go unaddressed puts this very independence at risk.

David Birks, Road & Recreation moved to refer the situation to the Rules committee for two purposes one to determine if any rules were broken and secondly what if any action the Board should take. Don Herman made an amendment to the motion requesting that all comments made by Board or Broadband committee members concerning the Broadband Grant application, on Nextdoor be included as record.
Dan Barbour, Water & Sewer 2nd. Motion carried by majority. Don Herman & Gordon Nuttall opposed.

ADJOURN:

Don Herman, Road & Recreation moved to adjourn at 3:56 pm into Joint Executive Session (personnel discussion). Lynn Johnson, Water & Sewer 2nd. Unanimous-motion passed.

The Joint Board emerged from executive session at 4:23pm

CALL TO ORDER:

Don Herman, President, Road & Recreation Association Board, called the meeting back into order at 4:25 p.m.

Dan Barbour, Water and Sewer, moved to establish a special committee to review the Manager’s job description and recommend changes. Jim Casadevall, 2nd. Unanimous-motion passed

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Jim Petrie, Water & Sewer, moved to appoint David Birks to Chair the Manager's Job Description Committee. Linda Petrie, Road & Recreation 2nd. Unanimous-motion passed.

Gordon Nuttall, Dan Barbour, and Jim Casadevall also volunteered to serve on the committee.

ADJOURN:

Don Herman moved to adjourn at 4:30 pm. Unanimous-motion passed