

Approved 04/19/2023

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

March 15, 2023

Zoom Meeting ID: 844 6931 5795 Passcode: 669415

ATTENDANCE:

Water and Sewer (W&S)

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

Road and Recreation (R&R)

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

STAFF: Nick Moriarty – Manager

Mary Keller - Community Relations/Office Assistant

ESTABLISH A QUORUM:

All are present except Dan Barbour who was excused, Lynn Johnson and Cavender Andrews were also absent, and a quorum was established.

CALL TO ORDER:

Don Herman, President, Road & Recreation Association, called the meeting to order at 3:02 p.m.

REVIEW AGENDA: No amendments

REVIEW MEETING MINUTES DATED: February 15, 2023 – Paul Burek, Road & Recreation, moved to accept the February 15, 2023, minutes as submitted. Karen Turner, Water & Sewer, 2nd. Unanimous, motion passed.

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

- Quantum is reviewing the possibility of transferring the permit from an abandoned well to a new well. They are charging us one hour of time to do this. The outcome relies on the wording in our water right decree.
- Ingram drilling continues to assist us with late registration permit in relation to the 9th filing community well. They are having to research quite a lot of historical record regarding this well and surrounding wells. No roadblocks as of yet, will update next month.
- The fire department has determined that the generator in the GVM yard can be disposed of as we see fit.
- Humboldt water leak update:
- Recap: We had to shut down the water main on Humboldt due to rapid water loss. We did not know exactly where the leak was initially and decided to isolate half of the system due to the amount of water being lost, and we started hauling water to refill the part of the

system that was still functioning. It was not until days later that we found out the leak was at a residence tied into the system.

- Initially, 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 only buried about 2.5-3' deep in a corridor, 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.
- New information: another 200' of pipe was found to be frozen due to heat tape not working. This shallow buried line had not frozen over the years due to the continuous movement of water in the system. Shutting it down proved to be catastrophic. Since we had to replace the entire section of line that was shut down, and our backhoe could not handle the digging, we decided to hire a contractor and deep bury this section of pipe while replacing it. The only bright spot, in addition having the section deep buried, is that we encountered no rock that needed blasting while digging.
- The water is scheduled to be fully functional by EOD 3.15.23.
- Eight letters to members have been sent since the last board meeting (payment plans on unpaid dues).
- Ongoing issues with the grader are still being resolved. Still battling fuel issues and the replacement of the hydraulic cooler.

It was mentioned that the grader caught phone lines on Humboldt. Nick stated that the locate person did not get there in time.

TREASURER'S REPORT:

A. Road & Recreation Association

A.J. Shilling, Road & Recreation, Treasurer, presented the report.

The Road & Recreation Association completed the 8th month or 66.7% of the fiscal year. Dues collected are 99.3% and total income is 113.2%. Operating expense at 45.8% , Personnel expense at 74.9, Operating Road maintenance at 91.9% and total Operating expenditures are at 73.4% of budget. Personnel expenses are high due to employee pay increases and carrying one extra employee. As expected, operating road maintenance is high due to road base expenses last summer and should even out as the year progresses. Trash budgeted income is 97.3% of budget and trash expense is at 70.1 % of budget.

Note: Starting in January, the contractor's trash hauling service increased their price by an average of 500.00/month. In Capital Reserves, the association has coverage for 46% of replacement and 99% of our funding needs. The Budget Committee will meet March 24th and will look to the manager for information concerning disposal and replacement of equipment.

B. Water & Sewer Association

Karen Turner, Water & Sewer Treasurer, presented the report:

The Water & Sewer Association completed the 4th month or 33% of the fiscal year.

Account 001: Income is at 96% and Total expenses at 29%. Account 002: Income 61% and Total expenses at 48%. Account 003: Income at 91% and Total expenses at 42%.

Consolidated Totals: Income: 81%, Administrative Expenses 14%, Operating Expense 37%, Payroll 35%, Total expenses 33%. Expenses in 002 are high due to ongoing community system well issues. The Budget Committee hope to meet next week.

COMMITTEE REPORTS:

- A. Architectural Review Committee (ARC): Committee members are Chair, Mike Keller, Terry Wadsworth, Jenny Rogers, Stan Sayler and Jason Howard. The Committee reviewed and approved one application for a variance for a dog run (closer than 50' from property line). The committee also discussed a "what if" request from a prospective buyer asking to build his shop/garage before building his home. It was stated that the committee would consider a request on the condition that the property owner obtain a Larimer County permit for both the residence and shop and place a foundation for both.
- B. Ecology Committee: Beth Lyne spoke for the committee. The first meeting of the season was held on March 14th. The speaker series is starting up in April. This year the speaker series will be moved from the Mountain Meetin' place to the Glacier View Community room. Michael O'Neill is the new Webmaster for the Ecology website. Ted Sammond will continue to lead the weed team as well as educate residents on weed control. Beth Lyne will continue leading the nature garden team.
- C. Rules Committee: Paul Burek, Road & Recreation, Vice President, reported that he and Robert Lewis continue to work 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.
- D. Water Committee: The GVM manager stated that the Water Committee report will be discussed under Old Business: Status of 4th filing well search.

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

- A. FACA Update - Paul Burek reported that FACA met in February. Paul notified the public that there is a 25% tax credit available from the State for those who mitigate for fire prevention. FACA is always looking for members. If anyone is interested in volunteering contact Warren Jones or Henry Hudson. Fire wise will be held at the Fire Station on 06/24/2023.

B. Member Input:

There were questions voiced concerning the water depth of the GVM lakes.

The manager stated that since repairs were made at Batterson Lake, the water level is coming back slowly. In the past Batterson's overflow helped keep water in Riddle Lake. The manager stated that he will arrange to have all three lakes inspected for leaks.

A resident voiced concern over covenant enforcement. He has submitted numerous complaints against a neighbor for rubbish in their yard and now engaged an attorney. The member would like the HOA to get more involved in covenant enforcement by raising the fines and or engage legal services. The member also suggested the HOA provide follow-up information to the complainant. Michael O'Neill, Road & Recreation suggested adding a change in compliant procedures to the future agenda.

A resident stated that during the recent thaw the low-lying areas in the roads are filled with water and suggested that the association bring in road base and raise those areas. The manager stated that the grader has been down while waiting on back ordered parts. Those parts are now in, and the grader should be back in service at the end of today.

OLD BUSINESS (Water & Sewer):

- A. Status of the fourth filing well search : GVM Manager, Nick Moriarty, reported that Quantum identified several lateral fractures and provided some locations for a well location outside of the 600-foot radius of other existing wells. It appears there are two possible locations i.e., Maroon Bells and Crestone Way. Both locations are in difficult terrain. The plan is to ask the contractor to assist in picking the best location for drilling a well. Wayne Schroeder, Water & Sewer suggested furnishing the driller with well logs for community wells drilled in the same area.

OLD BUSINESS (Joint):

- A. Merger Update: A.J. Shilling, Road & Recreation, sent a final draft of the proposed Consolidated GVM By-laws to Board members via email for review. Don Herman led a discussion concerning the removal of the following paragraphs:
- Supplemental Declarations (5.1.C Duties & other locations)
 - Annual Financial statements (5.1.M)
 - Enforcement of Master and Supplemental Declarations (5.1.U)
 - Dues Cap (7.1.2)
 - Trash (7.2.1)
 - Special Assessments (7.3.2)
- Paul Burek led the line-by-line discussion concerning questions and other changes.
- 5.1.2 (Duties) Declaration to plural as there are two Master Declaration documents.
- 7.2.1, 10.1B, Appendix A: Remove all references to dues cap. W&S does not have a cap.
- AJ Shilling, Road & Recreation moved to restore 5.1 Annual Financial Statement. Karen Turner 2nd. Wayne Schroeder, Water & Sewer, abstained; motion passed.
- Wayne Schroeder moved to add a provision for an annual audit. Motion failed.
- Don Herman, Road & Recreation moved to restore 7.3.2 Special Assessments. Robert Lewis 2nd. Unanimous, motion passed.

NEW BUSINESS (Joint):

- A. Combined Financial Planning: Karen Turner, Water & Sewer reported that She along with Robert Lewis, A.J. Shilling, Deb Schwartz, and Mary Keller held a planning meeting regarding Consolidated GVM, billing, going forward.
- Propose the following:
1. Designate the Fiscal year to run from October 1st through September 30th. Possibly bill R&R for a quarter and send another bill in September for the full amount.
 2. Combine existing transfer fees and charge a flat \$300.00.
 3. Transfer from Yardi to Quick Books. Hire consultants to do the conversion and train employees. Bob Lewis stated that Quick Books is about a 3rd of the cost of Yardi.
- Don Herman, Road & Recreation, moved to change the Consolidated GVM Association fiscal year from July 1 through June 30 to October 1, through September 30th and bill September 30th. Karen Turner, Water & Sewer, 2nd. Unanimous, motion passed.
- Karen Turner, Water & Sewer moved to transfer from Yardi to Quick Books. Michael O'Neill, Road & Recreation 2nd. Unanimous, motion passed.
- B. Community System Planning: Wayne Schroeder, Water & Sewer, requested an overview of the Community System. The overview should include wells, leach fields, pumps, and have well logs available to those who are involved in locating the next well. Nick

Approved 04/19/2023

informed the board that Mike Keller is mapping all community wells that are active and will include abandoned wells.

ADJOURN: Don Herman, Road & Recreation, moved to adjourn into Joint Executive Session, personnel facilities/legal, Affirmative Vote 2/3 quorum required at 4:26 pm. Unanimous motion passed. The Board emerged at 6:15 pm.

Respectfully submitted Mary Keller