

Approved 05/17/2023

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

April 19, 2023

Zoom Meeting ID: 882 0422 6697 Passcode: 572346

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: Mary Keller - Community Relations/Office Assistant

ESTABLISH A QUORUM:

All are present and a quorum was established.

CALL TO ORDER:

Dan Barbour, President, Water & Sewer Association, called the meeting to order at 3:00 p.m.

REVIEW AGENDA: Add :New Business R&R Item A. Grader tires, Grader Hydraulic repair. Item B. Chip spreading Item C. Mower for tractor.

REVIEW MEETING MINUTES DATED: March 15, 2023, and March 24. 2024. The Board accepted both sets of minutes as submitted.

MANAGER’S REPORT: AJ Shilling, Road & Recreation presented the Manager’s report.
(Inserted below)

1. The generator is in the process of removal. It is being donated and turned into scrap (by Wayne Honeycutt’s cousin). There may be some cash coming from the sale of the scrap.
2. The road grader needs 6 new tires and in addition some additional hydraulic work. Total cost to be +/- \$11,000 and the Ford F250 needs new brakes. Wayne is pricing the work and the goal is to have all repairs and tire repair done before June 15th.
3. The Fire Boss for GVM Fire Dept has informed us that he will not approve any additional slash pile burning. He does not feel that the Fire District has the personnel to meet the requirements for burning. He will meet with the HOA and share his contact information with the State and County who may be willing to burn slash. He has offered to be the go-between with the government agencies.
4. Due to new state laws the Board must approve the sending of a delinquent property owner for collection. All other efforts at collecting HOA dues and fines must have been

met. The act of filing for collection must be discussed in open session (without identifying names or properties) and sent to an Executive Session for approval.

Don Herman volunteered to meet with the Glacier View Fire District and work towards transfer of the burn permit license from the Fire District to Glacier View Meadows.

TREASURER'S REPORT:

A. Road & Recreation Association

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

The Road & Recreation Association completed the 9th month or 75.0% of the fiscal year. Dues collected are 99.6% and total income is 114.0%. Operating expenses at 96.5% , Personnel expense at 81.4, Operating Road maintenance at 96.5% and total Operating expenditures are at 79.36% 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 early in the fiscal year. Trash budgeted income is 97.3% of budget and trash expense is at 78% of budget.

B. Water & Sewer Association

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

The Water & Sewer Association completed the 6th month or 50% of the fiscal year.

Account 001: Income is at 99% and Total expenses at 49%. Account 002: Income 69% and Total expenses at 48%. Account 003: Income at 96% and Total expenses at 55%.

Consolidated Totals: Income: 87%, Administrative Expenses 23%, Operating Expense 63%, Payroll 58%, Total expenses are at 56% of budget.

COMMITTEE REPORTS:

A. Architectural Review Committee (ARC): Cavender Andrews, Road & Recreation reported for the committee. Committee members, Chair, Mike Keller, Terry Wadsworth, Jenny Rogers, Stan Sayler and Jason Howard. The Committee reviewed and approved four applications. Solar panels, re-subdivide a lot, a variance for a 6' fence and a shop.

B. Ecology Committee: Dan Barbour, Chair, spoke for the committee. The first Speaker Series of the season was held on April 11th and was well attended. The next one will be held on May 9th and the guest speakers will represent Coalition for the Poudre Watershed (CPRW).

C. Nominating Committee: Committee members are Marsha Anderson, Diana Reeves, Ann McKay, Pam Peterson, and ex-officio, board members Don Herman, and Dan Barbour. Don Herman, Road & Recreation, spoke for the Committee. Marsha Anderson, Don Herman, and Dan Barbour made candidate contact through telephone and one in-person orientation. There are 3 open seats, with 4 candidates running, Bill Hobbs, Nick Moriarty and Incumbents Don Herman and Wayne Schroeder.

D. Manager Search: Paul Burek, Road & Recreation, Chair, reported for the Hiring Committee. The committee received 5 new applications and 1 from an applicant who re-applied for the position. Three of the final applicants were given an in-person interview. The committee agrees that they have enough qualified applicants and stopped accepting new applications.

E. Well Search Committee: See Old Business item A.

F. Road & Recreation (R&R) Budget Committee: Members are Linda Petrie, Fred Delano, and board ex-officio AJ Shilling. AJ Shilling, Treasurer, presented the budget report. The Committee meeting was held March 24th. After careful review, the committee

recommends increasing the annual dues from \$400.00/year to \$450.00/year and a trash fee increase from \$60.00/year to \$65.00/year. Presently R&R's fiscal year runs from July 1 to June 30 of the following year. Consolidated Glacier View Meadows fiscal year will run from October 1 through September 30th of the following year. R&R will have 3 months left in this fiscal year. Consolidated fiscal year will start in October. The budget committee reviewed and prepared a 3-month R&R budget and a 12-month budget for Consolidated Glacier View Meadows. The membership will receive a R&R statement in the amount of \$112.50/dues and \$16.25/trash fee for a total of 128.75 that will be due July 1. The membership will then receive an invoice for \$450.00 annual dues and 65.00 annual trash fee for a total of \$515.00 due October 1, 2023. Paul Burek, Road & Recreation, moved to accept the 3 month and 12 month proposed budgets for presentation at the Annual meeting in June. Unanimous motion passed.

- G. Water & Sewer (W&S) Budget Committee. Karen Turner, Treasurer, presented the Budget report for the Committee. The Committee met on March 27th to review and study reports for all three W&S accounts. The committee recommends no increase to W&S Account 001, \$234.00/annual dues. The committee recommends a 25% increase to W&S Account 002 (3rd, 4th, 7th, 8th & 9) Community System annual fees. The committee also recommends a 30% increase to W&S Account 003 (12th filing) Community system annual fees. Robert Lewis, Water & Sewer moved to accept the proposed budget for presentation at the Annual meeting in June. Wayne Schroeder 2nd. Unanimous motion passed.

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

Glacier Gals: Beth Sammond, GG President, spoke for the group.

Glacier Gals will not host a pancake breakfast in GVM this year. Instead, the group will partner with the Red Feather Lakes, Lions Club, and assist in hosting their pancake breakfast during the Red Feather Lakes Centennial celebration. The Glacier Gals plan to provide coffee and tea to the attendees at the GVM annual meeting on June 24th and will have burritos, coffee cake, logo ware and reflective signs on hand to sell. The group will also be volunteering and selling their products at Firewise, which is being held the same day.

A resident stated that John Parker from the DU James C. Kennedy Mtn. campus, is looking into options for converting slash into biochar, compost, or pellets. If the slash is turned into pellets via a pelletizer those pellets could be offered to the community at a low price. John Parker priced a pelletizer at \$1,345,000. It would be helpful if the surrounding HOA's, Forest service and other area companies would partner with DU through money and grants.

Don Herman, Road & Recreation will contact John Parker at the DU campus concerning viable options for disposing of slash.

The resident also voiced concern that there may not be enough room in the slash pile for slash resulting from roadside mitigation. The member stated that if a wildfire happens there are 14 roadsides in Glacier View that are deemed impassable and need to be

mitigated. The Community Mitigation Volunteers (CMV) received a grant for mitigation equipment and are available and willing to help mitigate. The member is fearful that residents could get caught on the roads while trying to evacuate during a wildfire. The Board suggested that CMV meet with the next GVM manager and discuss a mitigation plan with that person.

A resident asked questions relating to GVM's covenant enforcement policy. The member has submitted numerous complaints against a neighbor for rubbish and sees no progress. "Since the State limited fines that an HOA can impose, did the Board change present enforcement policies? \$500 fine and it's done?" The Board explained that the covenant enforcement policies in place are established based on what the Association can or cannot do with regards to State law. The member asked, "what the action is being taken regarding the covenant complaint I filed a year ago?" Don Herman outlined the complaint procedure and stated that the Board is following the procedures and due to privacy issues, the board is not at liberty to discuss the details of this case in public. The resident stated that he is considering renovating his home but before making the investment he wants assurance that GVM will enforce the covenants. It was stated that the board and the next manager will continue to follow the process in place and work with residents resolving covenant issues.

Fire Adapted Community Alliance (FACA) update Paul Burek: Paul stated there will be chainsaw certification training June 22nd to June 25th at the Ben Delatour Scout Ranch at a cost of \$550.00/person. FACA is also discussing chain saw education that will be held in Crystal Lakes at the Fire Department. Firewise will be held June 24th starting at 10:00 am. Paul also talked about the Ambassador Program where someone trained in fire mitigation, using the Home Ignition brochure as a guide, will work with property owners and suggest steps owners can take in mitigating their property. If anyone is interested in volunteering as a member FACA, contact Warren Jones or Henry Hudson.

OLD BUSINESS (Water & Sewer):

A. Status of the fourth filing well search :

Quantum: Jim Petrie reported that Quantum identified several lateral fractures and provided 4 more locations for a well i.e., Mount Moriah and Maroon Bells area. The staff will report back to the committee/board after the preliminary survey and consulting with an excavator.

Element Engineering: Drinking Water Project Needs Assessment (PNA). Paul stated there are three options 1. Do nothing. 2. Consolidate with Livermore Water & Sanitation, 14 miles away at a cost of ten million. 3. Water System Improvements. Element proposed a project to help GVM improve level of water service and system of capacity that includes water distribution, treatment plant, water supply storage and 12 filing system improvements. The total upgrade proposal cost is \$9 million \$4 million grant \$5 million loan (\$1,800/year per property owner) The \$9 million is not a final cost to owners and the water Committee will meet with Element Engineering to reduce that cost and reduce the proposed additional cost of \$1,800+ per year. The project design time is 18 months and construction time is 18 months (a new well is needed before then). We can save money by getting our own vendors.

The Board has not yet approved the PNA proposal as we are still in negotiation with Element Engineering. Also, a pre-qualification form must be submitted and must go to a public meeting before moving forward.

Status of Element Engineering: The Board approved up to \$18,500.00 for their work and we just received an invoice for \$14,490.00. Of the approved amount there is \$3,515.00 remaining. Karen Turner believes that another invoice was paid, and now may be over by \$1,000.00 of the approved amount. Dan Barbour, Water & Sewer, moved to search Element Engineering's payment history and if necessary, approve up to \$1,500 additional funds to cover the outstanding balance. Karen Turner 2nd Unanimous motion passed.

NEW BUSINESS (Road & Recreation):

- A. Tires and Hydraulics for Road Grader. AJ Shilling stated that the Grader needs 6 new tires and hydraulic work. Total cost for both should be \$11,000. Don Herman, Road & Recreation, moved to approve the expense of \$11,000 for 6 tires and hydraulic repair for the Road grader and brake repair for the F-250 Unanimous motion passed.
- B. Chip Spreader: Don Herman, Road & Recreation moved to hire a contractor to spread the chips left in the greenbelts from last year's chipping at a cost of up to \$3,000.00. Unanimous motion passed.
- C. Tractor mower with offset deck. Last year the GVM manager sold the old loader and coyote tractor for \$34,000. In November, the board approved up to \$50,000 for the purchase of an enclosed tractor with all attachments. The manager found and purchased a tractor for \$46,000 leaving \$4,000 to be used for attachments. Don Herman, Road & Recreation, moved to approve up to an additional \$3,000 to be taken from capital funds for the purchase of a mower with a wing deck. Unanimous motions passed. Note: As of this writing the staff found and purchased a Woods offset ditch mower for \$4,926.00.

OLD BUSINESS (Joint):

- A. Final Draft of Consolidated By-Laws:
Paul Burek, Road & Recreation presented final draft of the Consolidated GVM By Laws for presentation to the membership at the Annual meeting in June. There was a discussion held concerning the best way to make sure the new By-Laws and changes are available to the membership i.e., the Viewpoint, website, email, and a copy of the By-Laws along with a redlined copy will be available at the office. Don Herman Road & Recreation moved to accept the proposed Consolidated By-Laws for presentation to the membership at the Annual meeting. Wayne Schroeder, Water & Sewer 2nd Unanimous motion passed.

NEW BUSINESS (Joint):

- A. Ballots: Mary presented a rough draft of a consolidated ballot for the upcoming elections and voting. Propose one ballot printed on Kant Kopy Void paper. The board agreed by consensus to accept the ballot with changes as per discussion.
- B. Employee use of facilities during off time hours. Don Herman, Road & Recreation moved to defer to a future meeting concerning use of GVM facilities with the next GVM Manager. Unanimous motion passed.

NEW BUSINESS (Water & Sewer):

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- A. Letter of no objection concerning cistern and vault lots. There are several lots in the 12th filing that are designated cistern and vault only. However, Sarah Brucker, Colorado Department of Water Resources, stated that the augmentation plan should be able to cover the use of an individual on-lot well for each lot in the development and this office would have no opposition to issuing permits for individual on-lot wells pursuant to the decreed plan for augmentation. The Larimer County Health Department stated if the property meets all regulations including setbacks for an on-site Wastewater Treatment System there will be no opposition to issuing a permit. Dan Barbour, Water & Sewer Association, moved that the Board of Directors will not oppose a permit issued by the State of Colorado and or Larimer County for any well or leach field within Glacier View Meadows. Robert Lewis 2nd. Unanimous motion passed.
- B. Wayne Schroeder to review status of all water/sewer facilities and to recommend new construction of facilities and repairs, if appropriate, such review to include discussion of capping about four uncapped wells. It was stated that the review is covered by Element Engineering: Drinking Water Needs Assessment (PNA).
- C. Wayne Schroeder to prepare a “Ten Year Out” plan for the GVM community. Wayne stated that the board should remain transparent and share the proposed plans and the high costs related to the proposed Community System upgrades. Dan Barbour explained that the Water Committee and the Board are in the process of studying Element Engineering’s proposal i.e., adopt the proposal in part, all, or take another path. Once there is a strategy going forward those plans and related costs will be shared with the community system members through board and public meetings.

ADJOURN: Robert Lewis, Water & Sewer move to Adjourn at 5:15 pm. Cavender Andrews, Road & Recreation 2nd. Unanimous motion passed. Dan Barbour, Water & Sewer, moved to adjourn into Joint Executive Session, Personnel, and legal discussion, at 5:16 pm. Affirmative Vote two-thirds quorum required. Unanimous motion passed.

The Board emerged from executive session at 6:12 pm.

Don Herman, Road & Recreation, moved to turn 4 properties over to the attorney for collection. Unanimous motion passed.

Dan Barbour, Water & Sewer, moved to offer the GVM Manager’s position to the top candidate. Unanimous motion passed.

Don Herman called the meeting at 6:15 pm.

Respectfully submitted Mary Keller