

Approved 07/20/2022

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

**May 18 , 2022**

Zoom Meeting ID: 823 1288 3946 Passcode: 374598

**ATTENDANCE:**

Water and Sewer (W&S)

Dan Barbour – President

Wayne Schroeder –Vice president

Karen Turner –Treasurer

Larry Peterson – Secretary

Lynn Johnson – Director (absent)

Road and Recreation (R&R)

Don Herman – President

Jim Petrie –Vice president

AJ Shilling – Treasurer

Paul Burek – Secretary

Cavender Andrews – Director

**STAFF:** None

**ESTABLISH A QUORUM:**

All are present except Lynn Johnson 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:** AJ Shilling clarified that Executive Session is for the Road & Recreation Board only.

**REVIEW MEETING MINUTES DATED:** April 20, 2022.

Wayne Schroeder, Water & Sewer, moved to accept April 20, 2022, minutes as submitted. Jim Petrie, Road & Recreation 2<sup>nd</sup>. Unanimous motion passed.

**MANAGER’S REPORT:** Don Herman, Road & Recreation, President as acting manager, presented the manager’s report. (inserted)

**Water & Sewer Association**

1. 4<sup>th</sup> filing water issues update: Ongoing water shortages – especially for properties on the upper side of the system. Well output was only ~19k gallons/day this past weekend when demand is typically 25-30k. Trucking water to fill storage tank is helping but looking into expanding storage tank water service for Humboldt Dr taps in addition to Maroon Bells Cir. Investigating possible sites for a new well.
2. Still waiting on two new well flow meters (per state requirements) and 1000 gal. contact tank (to replace cracked one). Will use 1000-gallon tank for faster filling of the 4<sup>th</sup> filing storage tank in the short term.

## **Road & Recreation Association**

1. Grader oil/filter service completed.
2. New U-joint fixed on the big loader.
3. Air conditioner not working on grader – fix scheduled for later this week.
4. Graded Gates 1, 3, 6, 8 to Mt Champion, 10, 14 to Mt. Blanc, Arikaree Peak, Guardian Peak, Mt. Blanc, Montcalm from Chimney Rock to Mt. Blanc, Turkey Roost

## **Joint Items**

1. The new Yardi program transition is still ongoing. Still dealing with accounts receivable issues and resolving overbilling. Hoping to set up online bill paying for R&R dues but may not have that set up in time.
2. Transition to ADP for payroll going well. Direct deposits now working. Working on online hours submission.
3. Upgraded to Office 365 for all office computers, which gives everyone legitimate access to all Office applications. Cost increased from \$24-60/month.

## **TREASURER'S REPORTS:**

### **1. Water & Sewer Association**

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

The Water & Sewer Association completed the 7<sup>th</sup> month or 58% of the fiscal year.

Account 001: Income is at 112% and Total expenses at 59%. Account 002: Income 94% and Total expenses at 58%. Account 003: Income at 86% and Total expenses at 44%.

Consolidated Totals: Income: 101%, Administrative Expenses 64%, Operating Expense 55%, Payroll 56%, Total expense 56%.

### **2. Road & Recreation Association**

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

The Road & Recreation Association completed the 10<sup>th</sup> month or 83.3% of the fiscal year.

Dues collected are 101.6% of budget and total income is at 109.6%. Total expenditures are at 74.6 % of budget. Total remaining funds (carry forward) \$238,290.

Capital Reserves currently available \$195,860. Trash budgeted income is 101.1% of budget and trash expense is at 89.0 % of budget.

## **COMMITTEE REPORTS:**

- A. Water & Sewer Association Budget Proposal 2022-2023 fiscal year.** Karen Turner, Treasurer, presented the budget report for the committee. Committee members: Ron Ames, Chair, Stan Sayler, Jerry Tucker, and Board ex officio, Karen Turner. Also present to assist in the review was GVM, Accountant, Deanna Snell. Report inserted Below:

## **Summary of Budget Committee Recommendations**

The Budget Committee met on March 31, 2022, and in April revisited the recommendations presented during the April meeting. review the study reports for all three Water & Sewer Association accounts: Management Account (001), Community Water and Sewer System Account (002), and Community Water and Sewer System Account (003).

General budget recommendations include

1. Increasing payroll expense for the new ADP system by \$2,000 annually,
2. Increasing the IT budget by \$1,000 to accommodate the new accounting system, and

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3. Increasing the employee IRA contributions to 4% of annual salaries.

The Committee did not approve

1. Decreasing the Viewpoint budget by \$1,000 due to the time needed to obtain significantly more property owner emails. This should be reevaluated next year.
2. Decreasing the Administrative salaries by \$15,000 given salaries of a new manager and bookkeeper are not currently known.

The following recommendations were made for the respective Water and Sewer budgets.

Management Account 001

1. No fee increase recommended for the 2022-2023 fiscal year.
2. A contribution of \$5,000 to the capital reserve account.

Community Water and Sewer Budget Account 002 – 3<sup>rd</sup>, 4<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup> & 9<sup>th</sup> Filings

1. No fees increase recommended for 2022-2023 fiscal year.
2. A contribution of \$40,000 to the capital reserve account.
3. Purchase a backup pump at an estimated cost of \$10,000 for the Wastewater Treatment Plant.
4. Purchase pump replacements for Transfer Station at Crellin at an approximate cost of \$3,000.
5. Purchase of a second holding tank with a 50,000 gallons capacity. to back up the current 20,000 gallon holding tank at an approximate cost of \$40,000.

Community Water and Sewer Account 003 – 12<sup>th</sup> filing

1. No fees increase recommended for 2022-2023 fiscal year.
2. A contribution of \$2,000 to the capital reserve account.

The Water & Sewer Board accepted the amended proposed budget for presentation at the annual meeting.

- B. Road & Recreation Association Budget Proposal 2022-2023 fiscal year.** AJ Shilling, Treasurer, Road & Recreation Association, presented the proposal. Report inserted below Committee members Fred Delano, Linda Petrie, Robert Lewis and Board ex-officio, AJ Shilling, met on March 24<sup>th</sup>, 2022, to review the budget worksheets and the accompanying schedules for capital assets. There are no changes since this budget proposal was presented at the April 20<sup>th</sup> meeting. There will be no increase in the Annual Dues of \$400. There is budgeted to be a \$96,000 cash carry forward to June 30, 2023. There will be no increase in the Trash Fee of \$60 for HOA members and \$200.00 for Special Members.

The Manager will determine what increases will be assessed on the Fee based Dumpster. annual meeting.

The Board accepted the Budget proposal for presentation at the annual meeting.

- C. Nomination Committee:** Jim Petrie, Road & Recreation, presented the report. Jim Petrie and Dan Barbour, Water & Sewer, are the Board ex officious serving on the nominating committee. Jim informed the public as per board motion that voting will be mail in. There are two (2) seats up for election on the Road & Recreation Board and three (3) openings on the Water & Sewer Board.

Road and Recreation Candidates are Cavender Andrews, Jason Howard, Joshua Roberts & Michael O'Neill. Water and Sewer Candidates are Dan Barbour, Karen Turner, and

Robert Lewis. Due to upcoming commitments, Larry Peterson who planned to run for a seat on the Water & Sewer Board withdrew as a candidate.  
Marsha Anderson, Anne McKay, and Diana Reeves are vote counters.

- D. Architectural Review Committee (ARC):** Cavender Andrews, Road & Recreation board officio, reported for the ARC. Committee members are Floyd Orfield, Terry Wadsworth, Sumukh Torgalkar (absent), Mike Keller, Jenny Rogers (absent). The committee received six applications for review: 1. Fencing and Hay storage (conditional approval) 2. Roof replacement (approved) 3. Fence (approved). 4. Color change (conditional approve) 5. Replace existing shed (approved). 6. Shed and RV Deck (conditional approval).
- E. Ecology Committee:** Dan Barbour, Ecology Chair, reported for the committee. The Committee met May 10, 2022. The guest speaker was a no show. The next Ecology meeting will be held on June 14, 2022. The committee is in the process of updating their website. Weeds: Led by Ted Sammond, kicking off the weed warrior program. Trails: Led by Linda Petrie, organizing trail work and working on the new Mount Moriah connection trail. Garden: Led by Beth Lynn, started working the area and getting ready for new plantings.

**PUBLIC INPUT:** Not counting Board and staff there were 8 members present in person and 5 present via Zoom. A member thanked board members and other volunteers for the work they are doing in the absence of a manager to keep things rolling along. Another member mentioned mitigation and slash piles (See Old Business below)

**OLD BUSINESS (Road and Recreation):**

- A. Slash Pile Disposal:** Don Herman, stated that there are three-line items to be discussed. received one quote from a local contractor and accepting a bid from another contractor next week for slash chipping/hauling. Don stated that the first bid is \$15,000 and an additional \$5,000 and \$300.00 per load dumping fee to dispose of two slash piles and hopes to start late June at the earliest . The second contractor can chip but does not have the means to haul and may be able to start late July early August.  
AJ Shilling moved to accept the 1<sup>st</sup> contractors bid of \$15,000 for chipping and an additional \$5,000 for hauling and \$300.00 per load dumping fee for the disposal of two slash piles. Unanimous motion passed.  
AJ shilling moved to approve up to \$17,000 in addition to the \$8,000 grant of R&R funds for disposal of two existing slash piles. Unanimous motion passed.  
Don Herman moved to approve re-opening the 12<sup>th</sup> filing slash pile as soon as possible. Unanimous motion passed. AJ requested that the board address future slash pile disposal during the July board meeting.

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

- A. Water & Sewer Search Team:** Karen Turner spoke for the team. A task force team led by Jim Petrie including members of the HOA board and GVM community members and Frank Stanek, GVM Water System Operator is working to identify what is causing the community system water shortage and how to address the issue. The team meets at least

once a week and sometimes twice and are making progress. The task force has met with consultants from the Colorado Rural Water Association, Colorado Department of Public Health and Environment, and USDA-Rural Development to identify resources to solve this especially important problem. The group has also met with Element Water Consulting for help in structuring solutions and external funding. Those solutions are for both the short and long term. There are emergency grants available for short term (6 months to a year) to get water to members. For long term (2 to 3 years) we may need to look at low interest financing and grants to fix the problem permanently. Long term solutions will include water infrastructure. The consultants say our infrastructure system is good but aging.

Dan Barbour asked Karen to provide a written summary of the team's activities to the GVM Manager, for reporting at the annual meeting in June.

### **OLD BUSINESS (Joint):**

A. **Manager Search:** Paul Burek, Road & Recreation spoke on behalf of the team. Paul stated that starting April 6<sup>th</sup> the Manager's job description was published in the digital Coloradoan, the Coloradoan newspaper, the Coloradoan Facebook, and Zip recruiter. The ad will continue to be posted Wednesday and Sundays. The job description was also published via the GVM Manager's group email and posted on Nextdoor. During the month we received less than 10 candidate applications of which 3 are viable one dropped out and two are GVM residents who are scheduled to be interviewed next week. The team also followed up on applicants through another source in Red Feather Lakes. The team is renewing the ad with the Coloradoan and will pay a little more to run our ad with Career Builders. The ad is also running with Colorado Rural Water Association, American Water Works Association and CAI.

B. **The Association Merger Process:** Wayne Schroeder, Water & Sewer, stated that there is nothing new to report. The consolidation proposal along with the ballots for the annual election in June, include the question "Should Glacier View Meadows Road & Recreation and Glacier View Meadows Water & Sewer Association consolidate into a single nonprofit corporation to be known as Consolidated Glacier View Meadows Association" is included in the Viewpoint and will be in the hands of the membership the middle of next week.

Wayne Schroeder, Water & Sewer, moved that in preparation for the consolidation the Boards should share information that is pertinent for discussion. I.E., all information for Board discussion should be included in board packets. Jim Petrie, Road & Recreation, 2<sup>nd</sup> Unanimous motion passed.

### **ADJOURN:**

Dan Barbour, called the joint meeting at 3:54 pm.

Don Herman motioned to move into RR Executive Session – Affirmative Vote 2/3 quorum required C.R.S. 24-6-402-(4)f – Road and Recreation residential concerns and personnel discussion. Unanimous motion passed.

The board emerged from executive session at 4:30 pm