

Approved 08/19/2020

**GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER & SEWER ASSOCIATION  
JOINT MEETING MINUTES  
July 15, 2020**

**ATTENDANCE:**

Water and Sewer (W&S)

Jim Petrie – President  
David Koster – Vice president (absent))  
Dan Barbour – Treasurer  
Gordon Nuttall – Secretary (resigned)  
Lynn Johnson – Director

Road and Recreation (R&R)

David Birks – President  
Linda Petrie – Vice president  
AJ Shilling – Treasurer  
Kevin Snell – Secretary  
Don Herman – Director

**STAFF:**

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

**ESTABLISH A QUORUM**

All are present except David Koster and a quorum was established. Jim Petrie stated that although not in attendance today, Larry Peterson has volunteered to complete Gordon Nuttall's term (no action taken).

**CALL TO ORDER:**

Jim Petrie, President, Water & Sewer Association, called the meeting to order at 3:02 p.m.

**REVIEW AGENDA:** No amendments

**REVIEW MEETING MINUTES DATED:** June 17, 2020 – Dan Barbour moved to approve the June 17, 2020 minutes as written. Lynn Johnson 2<sup>nd</sup>. Unanimous motion passed.

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

**General**

1. In the last month, 21 letters were sent out to GVM residents:
  - (3) VRBO permit request
  - (1) Firearm incident
  - (3) ARC issues
  - (1) Inoperative vehicle issue
  - (2) Chickens and pig issues
  - (2) Trailer warning
  - (1) Dog barking excessively

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(8) Trailer fines for lapse of 6-month period timeframe

### **Water & Sewer Association**

1. The 8<sup>th</sup> filing new water line is complete, outside contractors cost totals were at \$12,000.00 and two more new residential water taps have been requested, one in the 8<sup>th</sup> and one in the 7<sup>th</sup>. The 8<sup>th</sup> filing tap will require outside contractor blasting.
2. 12th filing update on the radon system: the install is being completed has we discuss. I completed the Radiation safety officer course and the Nuclear Gauge Safety and Hazmat required courses too. Moe will still continue to be GVMs' designated Radiation Safety Officer (RSO) for the time being until we get completely settled in with the new requirements, then at that time he will sign off and request that I become the new RSO with the state approval.

### **Road & Recreation Association**

1. The Pavilion shade system has been sent and is in route by next week hopefully, then setup for Stellar Construction to install the system and new concrete pad in the near future.
2. The backhoe received two new front tires as needed, cost replacement of \$600.
3. Continuation of road base being delivered and dropped off to parts of Meadow Mtn Dr., Culebra, and Horse Mtn. Dr east end.

### **ROAD & RECREATION COLLECTION REPORT: End of June 2020**

#### Previous year comparison:

2018-2019 Dues Billed: \$384,215	2019-2020 Dues Billed: \$382,400
Amount Collected:     - 377,198	Amount Collected:     -378,203
99%                         \$ 5,202	99%                         \$ 4,197

#### Total Amounts Past Due:

July 31, 2018:	\$104,375
Aug 31, 2018:	\$ 81,233
Sept 30, 2018:	\$ 75,030
Oct. 31, 2018:	\$ 67,983
Nov. 30, 2018:	\$ 63,872
Dec. 31, 2018:	\$ 56,201
Jan. 31, 2019:	\$ 43,323
Feb. 28, 2019:	\$ 43,203
Mar. 31, 2019:	\$ 40,933
Apr. 30, 2019:	\$ 40,447

#### Total Amounts Past Due:

July 31, 2019:	\$99,642
Aug 31, 2019:	\$76,665
Sept. 30, 2019:	\$61,736
Oct. 31, 2019:	\$53,429
Nov. 30, 2019:	\$53,551
Dec. 31, 2019:	\$47,064
Jan. 31, 2020:	\$43,812
Feb. 28, 2020:	\$41,506
Mar. 30, 2020:	\$37,563
Apr. 30, 2020:	\$34,518

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May 31, 2019: \$ 37,510                      May 31, 2020: \$20,734  
 June 30, 2019: \$ 31,316                      June 30, 2020: \$18,494

Doubtful Accounts: (On payment plans or turned over to attorney.)

Road & Recreation:							
Improved	Total Owed	Foreclosure	Wrote Off	Unimproved	Total Owed	Wrote Off	Total
MAY	\$310.13		\$70.00	MAY	14,259.92		
JUNE	\$149.13		\$70.00	JUNE	13,484.92	112.50	13,634.05
	\$161.00	\$0.00	\$0.00		\$775.00	-\$112.50	
BILLING				BILLING			
ACTUAL				ACTUAL			
COLLECTED	\$161.00			COLLECTED	662.50		\$823.50

**WATER & SEWER COLLECTION REPORT: End of June 2020**

Previous year comparison:

2018-2019 Dues Billed: \$120,060                      2019-2020 Dues Billed: \$120,147  
 Amount Collected: -118,216                      Amount Collected: -118,716  
    99%                      \$ 1,844                      99%                      \$ 1,431

2018-2019 CS 002 Fees: \$154,278                      2019-2020 CS 002 Fees: \$154,800  
 Amount Collected: - \$134,473                      Amount Collected: -132,407  
    87%                      \$ 19,805                      86%                      \$ 22,393

2018-2019 CS 003 Fees: \$34,416                      2019-2020 CS 003 Fees: \$ 35,838  
 Amount Collected: -30,804                      Amount Collected: -\$31,897  
    90%                      \$ 3,612                      89%                      \$ 3,941

2018-2019: **\$25,565**                      2019-2020 Dues & Fees to be collected: **\$27,765**

Total Amounts Due:  
 Oct. 31, 2018: \$158,721  
 Nov. 30, 2018: \$126,510  
 Dec. 31, 2018: \$108,474  
 Jan. 31, 2019: \$ 92,917  
 Feb. 28, 2019: \$ 84,166  
 Mar. 31, 2019: \$ 71,085  
 Apr. 30, 2019: \$ 61,058  
 May 31, 2019: \$ 47,397  
 June 30, 2019: \$ 35,135  
 July 31, 2019: \$ 25,366  
 Aug. 31, 2019: \$ 21,965

Total Amounts Due:  
 Oct. 31, 2019: \$147,413  
 Nov. 30, 2019: \$126,917  
 Dec. 31, 2019: \$109,746  
 Jan. 31, 2020: \$ 94,897  
 Feb. 28, 2020: \$ 80,452  
 Mar. 31, 2020: \$ 62,259  
 Apr. 30, 2020: \$ 56,480  
 May 31, 2020: \$ 46,507  
 June 30, 2020: \$ 36,482  
 July 31, 2020: \$  
 Aug. 31, 2020: \$

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Sept. 30, 2019: \$ 14,261

Sept. 30, 2020: \$

Doubtful Accounts: (On payment plans or turned over to attorney.)

Water & Sewer							
Improved	Total Owed	Forclosure	Wrote Off	Unimproved	Total Owed	Wrote Off	
MAY	\$527.42		\$0.00	MAY	7,221.93		
JUNE	\$156.42		\$0.00	JUNE	6,353.93	106.00	6,510.35
	\$371.00	\$0.00	\$0.00		\$868.00	-\$106.00	
Billing/Late				Billing/Late			
ACTUAL				ACTUAL			
COLLECTED	\$371.00			COLLECTED	762.00		\$1,133.00

Questions were asked concerning trailer fines and procedures. As well as dog barking complaints and how they are handled.

**TREASURER’S REPORT:**

**A. Water & Sewer Association**

Dan Barbour, Water & Sewer Association, Treasurer, presented the report. The Water & Sewer Association completed the 9th month or 67% of the fiscal year. Account 001 Income is at 115% and Total expenses at 76%. Account 002: Income 101% and Total expenses at 72%. Total carry forward to 20-21 \$134,816.24 Total YTD transfer to capital \$40,000.00. Account 003: Income at 94% and Expenses at 63%. Total YTD Transfer to capital \$2,000.00. Consolidated Totals: Income at 105% and Total expenses 73%.

**B. Road & Recreation Association**

AJ Shilling, Road & Recreation Association, Treasurer, presented the report. The Road & Recreation Association completed the 12<sup>th</sup> month or 100% of the fiscal year. Dues collected are 101.5% of budget and total income is at 121.9%. Operating Expenses Total expenditures are at 90.34 % of budget. Capital reserves currently are \$172,601. Trash budgeted income is 101.0% of budget and trash expense is at 86.2 % of budget.

AJ extended this report to discuss the GVM, CPA. AJ stated that he believes the 2019 taxes were filed improperly. AJ talked to the CPA last week regarding last year’s taxes and the procedures the firm used. The CPA informed AJ that they did not consider filing a report under the special provision that IRS allows for HOA’s because they have not done it before in connection with GVM. This is true because due to depreciation, GVM has not paid taxes, for the 3 going on the 4 years, that this CPA has been working for GVM. There are two ways to calculate taxable income and the CPA chose to file the way they have always done it and because of their choice GVM paid \$5706 in taxes for year ending June 2019 (overpaying by \$4700.00). The CPA informed AJ that he did not think it is worth filing an amended tax return and stated that filing an amendment could raise red flags.

David Birks moved that the board with AJ in the lead, is to continue to look for a replacement CPA, file a complaint with Colorado Board of Accountants, regarding malpractice in terms of preparation of tax returns, request that the CPA file an amended tax return. Dan Barbour 2<sup>nd</sup> Unanimous motion passed.

**APPLICABLE COMMITTEE REPORTS:**

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- A. Architectural Review Committee (ARC): Michael O'Neill, Chair., submitted a written report: Due to COVID 19 the ARC met digitally on July 8, 2020. The committee received two applications for review:  
1 application for a fence and sign was approved as submitted and 1 application for a garage was approved pending submission of a Larimer county building permit.

**PUBLIC INPUT:**

Besides board members and staff there were 6 residents present. Kevin Snell discussed the contact/complaint form and stated that it appears that the staff is doing a particularly good job regarding membership input.

**NEW BUSINESS:**

- A. Equine Variance request: Larry stated that a newer part time resident who owns a horse property, brings their 4 miniature donkeys with them when they visit for the weekend. The property owners are requesting a variance to allow for 4 miniature donkeys instead of two horses. The boards discussed the Water Augmentation Court case that allows for up to two horses and the Road & Recreation covenants that allow for horses on predesignated properties.  
Kevin Snell, Road & Recreation Association, moved to approve a variance request to allow 4 miniature donkeys pending the property owner getting approval from the Colorado Division of Water Resources, Dan Barbour, Water & Sewer Association 2<sup>nd</sup>. Dan Barbour, David Birks, Kevin Snell, Don Herman in favor. Jim Petrie, Lynn Johnson, Linda Petrie, AJ Shilling opposed. Motion failed.
- B. Request Larimer County to get more involved in code compliance concerning trailer issues and completions of homes in a timely manner.  
The boards discussed various issues including but not limited to vacant property owners bringing trailers into Glacier View and exceeding the six-month rule, 2 trailers on one lot and homes not being completed in a timely manner.  
AJ stated the board should get involved and support the GVM Manager in his efforts. Kevin Snell suggested appointing an enforcement committee that would review GVM procedures, and fine policies as well as work with the county concerning county code compliance, within GVM.  
David Birks, Road & Recreation Association, moved that the Joint board establish a joint special committee i/a/w/ the bylaw. The special committee will be called the enforcement committee for the purpose of county code compliance, safety, and health. The committee will first bring their charter to the Joint board for approval then bring back a plan of action to the Joint board. Dan Barbour 2<sup>nd</sup>. Unanimous motion passed.  
The board appointed volunteers, Dan Barbour, Lynn Johnson, AJ Shilling, Kevin Snell, and Michael Benavidez to the enforcement committee.

**ADJOURN:** Jim Petrie, Water & Sewer Association, adjourned the meeting at 4:22 pm.