

Approved 10/18/2017

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER & SEWER ASSOCIATION
JOINT MEETING MINUTES
July 19, 2017**

ATTENDANCE:

Water and Sewer (W&S)

Jim Petrie – President
David Birks –Vice-President
Dan Barbour –Treasurer
Pete Davis – Secretary
Lynn Johnson – Director

Road and Recreation (R&R)

Don Herman – President
Ed Bingham –Vice-President
Linda Petrie – Treasurer
Jim Casadevall – Secretary
Bill Hobbs – Director

STAFF:

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

CALL TO ORDER:

Jim Petrie, President, Water & Sewer Board, called the Joint Meeting to order at 3:01 p.m. All were present, and a quorum was established.

AMEND AGENDA: Under Committee reports: Add B. Architectural Review Committee. Under New Business: Add C. Connection of GVM filings and possible installation of community system water line.

REVIEW MEETING MINUTES DATED: August 17, 2016 and April 19, 2017. Don Herman, Road & Recreation moved to approve the August 17, 2016 and April 19, 2017 minutes as written. David Birks, Water & Sewer Association 2nd. Unanimous-motion passed

MANAGER’S RERPORT: Larry Maybon, GVM Manager, presented the Manager’s report (inserted below)

Road and Recreation Association

- A. Several loads of road base have been brought up by GVM staff and placed in some of the more damaged areas around GVM. Major road base addition to Montcalm and boulders were set in place at upper corner, and further recycle build up on gate 1 and Riddle
- B. August first is the cut off for several of the temporary trailers that received notice of the six months’ statue in GVM will be followed up with a fine letter, notice to the county and further actions will follow if not removed.
- C. All three ponds were stocked on the 12th of July, budget and scheduling delay from our supplier for the delay from the 4th.

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D. Still Following up on some issues related to possible home businesses in GVM.

Water & Sewer Association

- A. All water and wastewater plants running well and in compliance.
- B. Continued discussion with engineer, Boyd Hanzon, on the 12th filing ion exchange discharge issue. The well permit has been submitted, since this is a no fee charge to get it in place in case we need it to begin whatever plan we decide. Another option has been brought to my attention for evaluation too.
- C. Several trailers that have been spotted in the 12th with improper drainage have been turned into the county for them to investigate.
- D. An issue with lot 234 in the 12th filing has been brought up about a septic tap in and the situation is being researched for further actions required.

ROAD & RECREATION COLLECTION REPORT: End of June 2017

Previous year comparison:

2015-2016 Dues Billed: \$337,225	2016-2017 Dues Billed: \$336,525
Amount Collected: <u>-330,737</u>	Amount Collected: <u>-331,394</u>
98% \$ 6,488	98.5% \$ 5,131

Total Amounts Past Due:

July 31, 2015: \$89,087
 Aug 31, 2015: \$67,302
 Sept 30, 2015: \$60,302
 Oct. 31, 2015: \$56,248
 Nov. 30, 2015: \$50,608
 Dec. 31, 2015: \$46,582
 Jan. 31, 2016: \$44,316
 Feb. 28, 2016: \$43,146
 Mar. 31, 2016: \$41,952
 Apr. 30, 2016: \$42,584
 May 31, 2016: \$42,527
 June 30, 2016: \$41,483

Total Amounts Past Due:

July 31, 2016: \$93,048
 Aug 31, 2016: \$77,684
 Sept. 30, 2016: \$69,049
 Oct. 31, 2016: \$59,072
 Nov. 30, 2016: \$53,614
 Dec. 31, 2016: \$52,299
 Jan. 31, 2017: \$51,929
 Feb. 28, 2017: \$49,378
 Mar. 30, 2017: \$48,263
 Apr. 30, 2017: \$47,192
 May 31, 2017: \$37,018
 June 30, 2017: \$31,084

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	\$4,625.36	\$1,440.00	\$2,968.25	MAY	28,112.76	4,824.15	
JUNE	\$4,585.36	\$1,440.00	\$2,968.25	JUNE	23,502.76	9,434.15	28,088.12
	\$40.00	\$0.00	\$0.00		\$4,610.00	-\$4,610.00	
BILLING	\$0.00			BILLING	0.00		
ACTUAL				ACTUAL			
COLLECTED	\$40.00			COLLECTED	0.00		\$40.00

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WATER & SEWER COLLECTION REPORT: End of June 2017

Previous year comparison:

2015-2016 Dues Billed: \$118,494	2016-2017 Dues Billed: \$119,364
Amount Collected: 98% <u>-115,808</u>	Amount Collected: 99% <u>-117,499</u>
\$ 2,686	\$ 1,865

2015-2016 CS 002 Fees: \$152,712	2016-2017 CS 002 Fees: \$153,756
Amount Collected: 87% <u>-133,091</u>	Amount Collected: 88% <u>-135,266</u>
\$ 19,621	\$ 18,490

2015-2016 CS 003 Fees: \$33,294	2016-2017 CS 003 Fees: \$ 34,541
Amount Collected: 91% <u>-30,367</u>	Amount Collected: 91% <u>\$-31,346</u>
\$ 2,927	\$ 3,195

2015-2016: **\$25,234** 2016-2017 Dues & Fees to be collected: **\$23,550**

Total Amounts Due:

Oct. 31, 2015:	\$149,791
Nov. 30, 2015:	\$135,336
Dec. 31, 2015:	\$118,111
Jan. 31, 2016:	\$103,515
Feb. 28, 2016:	\$ 90,682
Mar. 31, 2016:	\$ 76,873
Apr. 30, 2016:	\$ 70,003
May 31, 2016:	\$ 58,804
June 30, 2016:	\$ 45,043
July 31, 2016:	\$ 38,588
Aug. 31, 2016:	\$ 30,988
Sept. 30, 2016:	\$ 23,300

Total Amounts Due:

Oct. 31, 2016:	\$162,858
Nov. 30, 2016:	\$138,993
Dec. 31, 2016:	\$124,128
Jan. 31, 2017:	\$108,764
Feb. 28, 2017:	\$ 92,375
Mar. 31, 2017:	\$ 81,349
Apr. 30, 2017:	\$ 71,236
May 31, 2017:	\$ 52,334
June 30, 2017:	\$ 38,858
July 31, 2017:	\$
Aug. 31, 2017:	\$
Sept. 30, 2017:	\$

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

Water & Sewer:							
Improved	Total Owed	Foreclosure	Wrote Off	Unimproved	Total Owed	Wrote Off	
MAY	\$4,971.31	\$1,026.00	\$339.00	MAY	15,137.23	2,761.00	
JUNE	\$4,968.31	\$1,026.00	\$339.00	JUNE	12,745.73	5,227.50	17,714.04
	\$3.00	\$0.00	\$0.00		\$2,391.50	-\$2,466.50	
Billing/Late	\$30.00			Billing/Late	75.00		
ACTUAL				ACTUAL			
COLLECTED	\$33.00			COLLECTED	0.00		\$33.00

TREASURER'S REPORT:

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- A. **Water & Sewer Association** – Dan Barbour, Treasurer, reported for the Association. The Water & Sewer Association completed the 9th month or 75% of the fiscal year. Consolidated totals: Income 106%, Administrative Expense 86%, Operating Expense 58%, Payroll 66%, Total Expenses 64%. Transfer to capital \$2,000.00.
- B. **Road & Recreation Association** - Linda Petrie, Treasurer, reported for the Association. The Road & Recreation Association completed the 12th month or 100% of the fiscal year. Total Income is 108.6%. Total Expenditures are 92.40%. Total remaining funds (carry forward) \$58,218. Capital Reserves currently available \$82,719. Trash Income 103.2% and trash Expense at 92.0%.

APPLICABLE COMMITTEE REPORTS:

- A. **Broadband Committee:** Don Herman, Road & Recreation, President, and member of the committee spoke. Don Reported that the first community meeting was held on July 8th, with good community participation. In order to get feedback from the community the committee launched a survey. In general, the initial part of our investigation was not too promising. There are a lot of possibilities with little incentive to improve services in this area. The only new possible participant in our area is Poudre Valley REA. The committee was hoping service would improve within the next two years. But in talking to Drew Davis, Larimer County Broadband, it could be more like five to ten years. Gordon Nuttall, Committee Chair, reported to the meeting late and presented full committee report under Public Input

- B. **Architectural Review Committee (ARC):** Since this is a Joint Board meeting, Ed Bingham, Road & Recreation, reported for informational reasons only. Ed presented a synopsis of the ARC meeting held 07/12/2017. 4 sheds approved, 1 repaint approved, 1 application for a residence denied. Jim Petrie, Water & Sewer, opened meeting to public input for ARC discussion. Ed Bingham discussed ARC Rules and Regulations and enforcement of the rules. Ed stated the ARC tightened up the rules and making it easier to enforce the rules the committee needs support from the Board.

OLD BUSINESS: None

NEW BUSINESS:

- A. **New Board Member Orientation:** Orientation packets and Board books were given to the newly elected Board of Directors. Refresher packets were given to the rest of the Board.
 - 1. **Clarify Meeting Procedure:** It was explained that there are three types of meetings. Road & Recreation (only Road & Recreation business), Water & Sewer (only Water & Sewer business) and Joint (only business applicable to both Associations)

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The GVM, Manager, stated he will send the Agenda via email to Board members on the Friday before the regularly scheduled Board meeting. If an amendment needs to be made please let the manager know by the following Monday. The Agenda's should be posted no later than Tuesday morning.

2. Goldberg's Rules of Order: There were questions followed by discussion concerning Roberts Rules of Order vs. Goldberg Rules of Order.
 3. Executive Sessions – An executive session is “closed door session”. CCIOA generally requires meetings be open to homeowners. However there is an exception that under certain circumstances allows matters of the Association to be held behind closed doors. No minutes will be taken during executive session (see packet for the exception limits)
 4. Meeting attendance (see packet for attendance rules)
 5. Code of Conduct: The Directors that were in attendance reviewed the Board of Directors code of Conduct and signed the agreement page.
- B. By-Laws Article 10 – 10.1 Standing Committees: Appointment Discussion
As a matter of clarification, the GVM, Manager stated that according to the By-laws amended 06/20/2015: “For each ***Standing Committee***, the Board must appoint/confirm a chairperson (ref. Article 5.1.2, F)”. However, since the 2015 By-law revision, the Board continues to approve the appointment of all new committee members. Larry stated, “it’s not a problem but if a committee has a high turn over it delays the process”. Ed Bingham, Road and Recreation, moved to table the appointment approval discussion to the next meeting. Jim Petrie, Water & Sewer 2nd. Unanimous- motion passed
- C. Connection of GVM filings and possible installation of Community System lines. Jim Petrie asked the Boards to consider connecting all GVM filings. At the bottom of Mount Sherman Ct., there is an easement that could be made into a road that would connect Mount Sherman Ct. to Quandary Ct. This is also a good place to lay Community System lines. This improvement would connect all of Glacier View without going onto Hwy 74E (keeping GVM equipment off of the Highway). This improvement would also allow ATV access to all of GVM filings. Lynn Johnson informed the board that a water line is already connected and at a later date the association may have to put in a sewer line. David Birks, Water & Sewer, moved to table discussion to the next Joint meeting. Don Herman, Road & Recreation, 2nd. Unanimous-motion passed.

PUBLIC INPUT

A resident voiced concern about personnel and road maintenance. The resident also suggested lowering the speed limit in Glacier View to 15 miles per hour.

A resident voiced concern that connecting the filings for equipment purposes should be looked at closely for other hazards.

A past board member suggested all board members study the By-laws and Goldberg Rules of Order.

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A resident stated that in his opinion e-mail communications could be friendlier by offering helpful information.

Community Reports:

Glacier Gals: Becky Weeder, President of Glacier Gals spoke for the group. The Glacier Gals are hosting the annual community picnic on July 29th at 5:30.

Broadband Committee: Gordon Nuttall, Broadband Committee Chair, reported for the committee. First Community Forum was held on 07/08/2017 with good attendance and active discussion. There was a presentation concerning broadband options and their fitness in different areas. The committee launched a community survey with 68 responses so far. The next step is to compile survey data. The committee plans to hold another Community forum.

ADJOURN: David Birks, Water & Sewer, moved to adjourn into Executive Session (personnel discussion) at 4:30 pm. Ed Bingham, Road & Recreation, 2nd. Unanimous-motion passed. The Board emerged from Executive Session at 4:45pm.