

Approved 08/17/2022

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

**July 20, 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 (absent)

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:** Nick Moriarty – Manager

Mary Keller - Community Relations/Office Assistant

**ESTABLISH A QUORUM:**

All are present except Karen Turner who was excused, and a quorum was established.

**CALL TO ORDER:**

Don Herman, President, Road & Recreation Association, called the meeting to order at 3:04 p.m.

**REVIEW AGENDA:** Under New Business (Joint) move item c. Confirm Nick Moriarty as new GVM Manager to after review of meeting minutes and before Manager’s report. Under New Business (Joint) add item b. Board member Orientation.

**REVIEW MEETING MINUTES DATED:**

Road & Recreation – January 19, 2022 - Accepted as written

Joint – May 18, 2022 - Accepted as written

Joint - June 14, 2022 – Accepted as written

New Business (Joint): Hiring Glacier View Manager. Don Herman, Road & Recreation moved to finalize the hiring of the new Glacier View Manager, Nick Moriarty, effective July 5, 2022. Dan Barbour 2<sup>nd</sup>. Unanimous motion passed.

**MANAGER’S REPORT:** GVM Manager, Nick Moriarty presented the manager’s report. (inserted)

**Water & Sewer Association**

1. 4<sup>th</sup> filing water issues update:

- a. Ongoing water shortages remain. After replacing the pump in well #1 and lowered 60ft, well output is up to 22k gallons per day (double its previous output).
- b. Since this improvement, the other two wells are barely producing, which has put us in a similar position to where we were before replacing the pump. Demand remains around 25-30k.
- c. Well #3 is having significant shortages and is barely ever running due to the low water table. Wayne's pump will be here later this week to look at drive box.

### **Road & Recreation Association**

1. 16 loads of road base ordered to be delivered this week. The price increased from \$400 to \$480 per load, which is still a discounted rate per Jason Waldo (took over for Wes Johnson) who typically is charging in the mid \$500's per load to others.
2. Instead of applying a "band aid" to multiple sections, and it never holding up, we are going to focus on one section at a time. This first group of loads will all go to gate 1 for a more "permanent" or sustainable solution.
3. Multiple repairs needed on the newer Komatsu loader. It is currently not safe to drive.

### **Joint Items**

1. Four inquiries have come in regarding the Bookkeeper position. All four asked if they could work remotely, which is not realistic for this position. The next step will be to put out some ads.
2. New house bills stipulate only \$500 in maximum fines allowed per issue. No attorneys are able to be involved without board approval going forward.
3. Yardi & ADP have their hiccups, but transitions are still moving forward slowly.
4. Board member orientation:
  - a. Use of executive session.
  - b. Goldberg rules of order.
  - c. Duties of the board.

### **TREASURER'S REPORT:**

#### **A. Water & Sewer Association**

Dan Barbour, Water & Sewer Association, President, presented the report. The Water & Sewer Association completed the 9<sup>th</sup> month or 75% of the fiscal year. Account 001: Income is at 114% and Total expenses at 71%. Account 002: Income 100% and Total expenses at 75%. Account 003: Income at 90% and Total expenses at 51%. Consolidated Totals: Income: 105%, Administrative Expenses 75%, Operating Expense 67%, Payroll 70%, Total expense 70%. Total transfers to capital \$47,000.

#### **B. Road & Recreation Association**

AJ Shilling, Road & Recreation Association, Treasurer, presented the report. The Road & Recreation Association completed the 12th month or 100% of the fiscal year. Dues collected are 101.8% of budget and total income is at 110.7%. Total expenditures are 86.48 % of budget. Total remaining funds (carry forward) \$199,874. GVM, Bookkeeper to transfer \$50,000 to Capital. Capital Reserves currently available

\$195,874 plus \$50,000 = \$245,874. Trash budgeted income is 102.7% of budget and trash expense is at 100.9 % of budget.

### **COMMITTEE REPORTS:**

- A. Architectural Review Committee (ARC): Cavender Andrews, Road & Recreation Board officio, reported for the ARC. Committee members are Floyd Orfield (absent), Terry Wadsworth, Mike Keller, Jenny Rogers, and Stan Saylor. The committee received seven applications for review: 1. fence (approved) 2. Fence (approved) 3. Building envelope variance request (approved) 4. VRBO Approval delayed pending review of application submitted to Larimer County 5. Roof mount solar panels (approved) 6. Shed (approved). 7. Driveway (approved) staff will visit property to see if a culvert is needed.
- B. Ecology Committee: Linda Petrie, spoke for the committee. The Committee met July 13, 2022. The guest speaker was Casey Cisneros with the Larimer County Weed District . The weed district assists landowners with noxious weed problems through plant identification, weed management recommendations and development of vegetation management plans. Casey led those in attendance outside and pointed out both noxious weeds and weeds that are natural to our area. The committee also had a booth at Firewise. The next Ecology meeting will be held on August 10, 2022. Trails: Led by Linda Petrie, most of the trail maintenance has been completed. Garden: Led by Beth Lynn, several new plantings and thinning of some of the existing plants.

**PUBLIC INPUT:** (Glacier View Fire District, Glacier Gals, Members) Not counting Board and staff there were six members present in person and eight members present via Zoom.

Glacier View Fire Protection District (GVFPD): Warren Jones talked about the Community Wildfire Protection Plan (CWPP) executive summary and implementation Plan prepared for GVFPD by the Ember Alliance. The GVFPD, board of directors approved CWPP this past June. The GVFPD, board scheduled a work session on August 1<sup>st</sup>, to develop strategy and implementation of the plan. There are seven HOA's within the District. Recommendations include resident action to create and maintain defensible space and increase their preparedness and ability to safely evacuate if a wildfire occurs. Recommendations to HOA manager's include mitigating key roadways that could be threatened by wildfire. A neighboring HOA approved a onetime special assessment to mitigate the roadway as there is only one way in and one way out. Coalition for the Poudre River Watershed (CPRW) is working with North Rim and The WOLF Sanctuary to reduce forest density and mitigate wildfire risk on private land located between Red Feather Lakes and Glacier View Meadows.

Glacier Gals: Kathy Hudson spoke for the Glacier Gals; the group is willing to host the Community workday by serving lunch and breakfast. The group will pick the workday and let the office know for advertising purposes. The Labor Day pancake breakfast to be held September 5<sup>th</sup>. The annual community picnic hosted by the Glacier Gals will be held July 30<sup>th</sup> at 5:30. The group will provide meat, buns, and a drink and ask that attendees bring a side dish to share.

A member stated the fire extinguishers in the office/community room are expired and suggested we call a fire extinguisher company and get them replaced.

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A member asked that the board look at certain GVM roadways for mitigation i.e., encroaching trees and vegetation.

A member suggested that some GVM roads be widened to accommodate traffic

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

A. Water & Sewer Search Team: Paul Burek spoke for the search team. The team has been working with two companies Wright Water Engineers, Inc (WWE) and Dwyer Geosciences, Inc. in developing a reliable community system water supply in the fourth filing. Dwyer submitted a work plan and cost proposal to evaluate potential drilling locations. Their proposal includes performing a geophysical survey using very low frequency (VLF) electromagnetic method. This method provides screening of areas to determine potential locations of water-bearing fracture zones. If based on the results of the VLF survey, it is desired to proceed with a 2DR survey, Dwyer will provide a proposal for that effort. 1. Proposed cost for performing the preceding VLF Geophysical Survey \$8,900.00. 2. Meetings, and out-of-Scope Services, time, and expenses.

WWE submitted a proposal to assist in obtaining well permit(s), review water rights, coordinate with a well drilling contractor regarding anticipated depth, location, well design. Coordinate with Tom Dea, of Colorado Water Well regarding yield testing and provide recommendations. WWE estimates \$10,000 to \$15,000 for this work (subcontractor costs are not included in this bid). WWE requests a retainer of \$3,000 for this work prior to proceeding with this assignment.

The GVM search team has submitted requests for two grants. If awarded the dollars from those grants will go towards paying for the preceding proposals. Wayne Schroeder, Water & Sewer, moved to allocate \$8,900 for the VLF survey payable to Wright Water Engineers and a retainer fee of \$3,000 payable to Dwyer Geosciences, Inc., to be taken from Water & Sewer Association, account 002, capital reserves. Lynn Johnson, 2<sup>nd</sup>. Unanimous motion passed.

**OLD BUSINESS (Joint):**

A. The Association Merger Process: Wayne Schroeder, Water & Sewer, to move forward, Wayne proposed that the Association employ legal counsel that specializes in HOA law. Wayne agreed to interview attorneys in Fort Collins and report back to the board. AJ Shilling, Road & Recreation moved to authorize Wayne Schroeder to interview HOA attorneys and report back to the Board with recommendations during the August meeting. Dan Barbour, Water & Sewer, 2<sup>nd</sup>. Unanimous motion passed.

**NEW BUSINESS (Road & Recreation):**

A. Sell old equipment (small loader, Kiote tractor, older yellow tractor) and buy new/used tractor with enclosed tractor with more capabilities i.e., mow, rock rake, and snow removal. AJ Shilling, Road & Recreation, moved to authorize Nick to price new tractor and research the value of equipment to be sold and report figures back to the board during the August meeting. Unanimous motion passed.

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- B. ARC Rules regarding 120 square foot shed vs. 200 square foot shed. The Board agreed by consensus that the 120 square foot shed size restriction stands as is.
- C. Road base & recycled asphalt mixture trial. Don Herman, Road & Recreation, moved to authorize recycled asphalt/road base mixture trial on Steep Mtn Ct., Unanimous motion passed.

**NEW BUSINESS (Water & Sewer):**

- A. Short Term Rentals (STR) – Water issues: Cavender Andrews stated that the ARC voiced concern in reference to STR’s water usage, especially on the Community Systems. It was stated that there are rules/laws in place concerning water usage and if the STR follows the Water Augmentation rules and does not exceed the allotted amount of water there is not legal action the association can take.
- B. Wastewater Pump: Nick informed the board that only one of two pumps are working. The system is a two-pump system and is operating on one refurbished pump. If the pump goes down the plant will not function. A new pump will cost \$17,000. Lynn Johnson moved to approve the purchase of a new pump for the wastewater treatment plant at a cost of \$17,000 to be taken from Water & Sewer account 002. Unanimous motion passed.

**NEW BUSINESS (Joint):**

- A. What services can the Association provide: Nick stated that the Association is providing limited services i.e., replacing culverts and water deliveries but we not charging enough to cover our costs. Michael O’Neill, Road & Recreation, moved to appoint a committee to review services and what the cost is to offer those services. Committee members are Michael O’Neill, AJ Shilling, and Lynn Johnson. Robert Lewis, Water & Sewer 2<sup>nd</sup>. Unanimous motion passed. The committee will report back to the board during the August board meeting.
- B. Board Member Orientation: The Board welcomed the newly elected board members. Enclosed in the board packets are Goldberg Rules of Order, use of executive session and duties of board members. Newly elected members were given thumb drives containing all pertinent information related to GVM.

**ADJOURN:**

Meeting adjourned at 5:10 pm.

Don Herman a Joint Executive Session was held July 7<sup>th</sup>, 2022, for consultation with legal counsel.

Paul Burek, motioned to move into Joint Executive Session at 5:10 pm. – Affirmative Vote two-thirds quorum required C.R.S. 24-6-402-(4)f – Personnel and legal discussion. Unanimous motion passed.

The board emerged from executive session at 6:10 pm. No motions

Respectfully submitted, Mary Keller