

Approved 09/21/2022

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

**August 17, 2022**

Zoom Meeting ID: 849 4632 4894 Passcode: 587045

**ATTENDANCE:**

Water and Sewer (W&S)

Dan Barbour – President

Wayne Schroeder – Vice president

Karen Turner – Treasurer

Robert Lewis – Secretary

Lynn Johnson – Director (absent)

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 Lynn Johnson and a quorum was established.

**CALL TO ORDER:**

Dan Barbour, President, Water & Sewer Association, called the meeting to order at 3:05 p.m.

**REVIEW AGENDA:** Under Old Business Road & Recreation add item c. Slash pile chip removal. Under New Business Joint, move item b. to New Business Road & Recreation item c.

**REVIEW MEETING MINUTES DATED:**

Road & Recreation – July 20, 2022 - Under Old Business, Water & Sewer, Item a. Change WWI to WWE. Under New Business, Water & Sewer, Item b. Underline the motion. Minutes accepted with corrections as submitted.

**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. Water leak in a main line along Humboldt Dr. was repaired. Caused by air hammer. Water levels have improved greatly since the repair.
2. Well search update: The below points to be discussed in further detail during “Old Business W&S”:
  - a. Tom Dwyer came out and performed the VLF search 8/8-8/10. He left before touching base with me. Needed one more spot checked. He is coming back out 8/19 at no additional cost.

- b. Marshall was out with Tom Dwyer which I was unaware of until I saw Marshall. Marshall is providing GPS coordinates to correspond with Tom Dwyer's survey findings. After finding this out Marshall and I agreed he is not needed to come back out with Tom Dwyer on 8/19.
- c. The transducers from Tom Dea are \$20k/each (2 needed). The function of the transducers is to tell us if one well is stealing from the other, which we already assume is the case.
- d. If two or more wells are working off of the same fracture, the solutions are to regulate the existing pumps with a valve (expensive), change the pumps to pumps with lower output (expensive), or change the electrical output to slow the pumps (cheap/in-house). We are going to look into the electrical option.
- e. The transducers would also tell us if the new well is stealing water from the existing wells. No one can tell us whether or not this will happen until the well has been drilled. If the new well was on the same fracture, and affecting the water levels in the other wells, then yet another new well would be needed.
- f. Marshall and Tom guesstimate there is a 50/50 chance on whether the proposed new well locations would be along the same fracture, which could cause this failed well scenario to happen. This is why we have asked Tom to come back out to look in an area further away and guaranteed to be along a separate fracture.
- g. Suggested actions moving forward: eliminate the \$40k+ on transducers and associated labor. Eliminate the risk of drilling a useless well. Look into running a longer, discounted pipeline to the water source on a separate fracture.
  1. Met with Peter Huisman 8/17 and he thinks this approach is the most logical and that we could get the longer pipeline paid for with the emergency grant. The key to moving forward with the emergency grant is getting on the same page, in relation to how dire the situation is, with Allison Ruiz concerning the path forward.

The new pump for the wastewater treatment plant that the board approved last month has been ordered and will be charged to Water & Sewer Account 002.

### **Road & Recreation Association**

1. 15 loads of road base delivered at gate 1. One load delivered at gate 8.
2. Slash pile chipping is completed for Straw Ct & Mt. Moriah. Invoice forwarded for partial grant reimbursement.
3. Leak on Batterson Lake in the dam/head gate system. Inland Potable Services diving team came out on 8/16 to assess the leak. The leak is not in the head gate nor anywhere in the system that they can visibly see. Discussing potential options for path forward with them before 8/19.

Nick: Regarding slash pile chips I offered mulch/wood chips to members at no cost if they haul themselves. If they want us to use our loader it is \$20/yd. So far, I received over 10 contacts that have expressed an interest in paying for this service.

### **Joint Items**

- A. A bookkeeper has been identified and an offer will be sent to them pending a successful background check.

**TREASURER'S REPORT:**

**A. Water & Sewer Association**

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

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

Account 001: Income is at 115% and Total expenses at 78%. Account 002: Income 101% and Total expenses at 87%. Account 003: Income at 92% and Total expenses at 57%.

Consolidated Totals: Income: 106%, Administrative Expenses 80%, Operating Expense 77%, Payroll 79%, Total expense 78%. YTD transfers to capital \$47,000.

**B. Road & Recreation Association**

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

The Road & Recreation Association completed the 1st month or 8.3% of the fiscal year.

Dues collected are 81.0% of budget and total income is at 91.9%. Total expenditures are

5.76 % of budget. Total remaining funds (carry forward) 93,316. Capital Reserves

Currently available 245,882. Trash budgeted income is 75.8% of budget and trash expense is at 10.2 % of budget.

**COMMITTEE REPORTS:**

A. Architectural Review Committee (ARC): Cavender Andrews, ARC, Board officio reported for the ARC. Committee members are Terry Wadsworth, Mike Keller, Jenny Rogers, Stan Sayler and Jason Howard. The committee received five applications for review: 1. Move building plans from one lot to another (approved) 2. Swing set (approved) 3. Garage approved pending requested requirements. 4. Oversized shed (approved pending Larimer County Permit). 5. Shed (approved).

B. Ecology Committee: Dan Barbour, spoke for the committee. The Committee met August 10, 2022. The guest speaker was Ronda Koski, CSU Dept of Horticulture, who gave a presentation on native plants. The next Ecology meeting will be held September 13<sup>th</sup> and the speaker will be Derek Sebastian, Bayer Crop Science, who will talk about managing cheatgrass.

**PUBLIC INPUT:** (Glacier View Fire District, Glacier Gals, Members) Not counting Board and staff there were seven members present in person and six members present via Zoom. Warren Jones talked about the Community Wildfire Protection Plan (CWPP). He also volunteered to set time aside for a plan presentation to the board. Warren also stated that the Federal Government released funds for federal grants and may be used for slash disposal.

Glacier Gals: Kathy Hudson spoke for the Glacier Gals; Next potluck will be held 11/27. Community workday will be held October 1<sup>st</sup>. The group will serve breakfast and lunch. Volunteers show up at 8:00 for breakfast and work begins at 9:00 am. The Labor Day pancake breakfast to be held September 5<sup>th</sup>.

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

A. Status of the fourth filing well: Nick reported that Wayne's pump lowered the pump in well number one, sixty feet. Soon after a water leak in the corridor on Humboldt Dr., was

located and repaired. Water levels have improved since and so far, the wells are keeping up.

- B. New well search (see above Manager's report). Tom Dwyer was here and performed the VLF search and is coming back on August 19<sup>th</sup> to check a potential site off Manhead Mtn. Dr., near Straw Ct.

Karen Turner stated that She and Paul are working with Allison Ruiz, USDA, towards getting an emergency grant to help with the expenses. Karen is filling out another application and requested that the Association provide a letter giving her the authority to set up accounts on behalf of the Association.

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

- A. Sell/Buy equipment: Nick asked that this item be pushed until the September meeting
- B. Road mixture update: After checking with other sources Nick suggested using 2" crushed concrete road base mixture instead of a recycled asphalt mixture because it should hold up better because of existing conditions. No objections.
- C. Slash pile review: Don Herman informed the boards that chipping is complete, but the chips are still there. Nick stated that 20 to 30 yards of chips are spoken for by the public. After discussion, the board agreed that allowing the public to take as much mulch/chip makes sense. Let the piles sit for now and continue looking for affordable ways to dispose of remaining chips.

**OLD BUSINESS (Joint):**

- A. Services provided by Glacier View Staff: Michael O'Neill pushed the team's report to the September meeting.
- B. Buy/Sell Equipment Report: The GVM Manger, pushed his report to the September meeting.
- C. Review and adopt new polices signed into law effective August 9, 2022: Policy for collection of unpaid assessments, Policy for conducting Association meetings & Policy for enforcement of covenants & rules. AJ Shilling, Road & Recreation pointed out several errors in the writing of the policies. It was noted the laws themselves are okay, but the written policies should be edited. Karen Turner, Water & Sewer, volunteered to proofread and edit all three policies as needed. Dan Barbour, Water & Sewer, moved that the Associations operate under the new laws and the board will review the edited policies during the September meeting. Michael O'Neill, Road & Recreation 2<sup>nd</sup>. Unanimous motion passed.
- D. Search for HOA Attorney to assist with the consolidation: Wayne Schroeder, Water & Sewer pushed the topic to the September meeting stating that he is having a tough time finding legal counsel who will take interest in our project.

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

- A. ARC Request Board Review ARC Rules & Regulations. Cavender Andrews, ARC, Ex Officio spoke for the committee. The committee proposed changing the Architectural Review Committee Rules and Regulation as follows
  - D. Requirements and Restrictions
    - 1. **Residential structure item f.** Minimum roof pitch for residences is 6.12. Change this requirement to Minimum roof pitch for residences is 5.12.
    - 2. **All Structures:** Remove language related to roof appurtenances such as dormers.

3. **Roof:** Remove item a. To avoid excessively linear appearance, linear roof lines in excess of 24 feet shall be broken with 3-dimensional structures, including: skylights; stepping; shadow-forming dormers; cupolas; exterior chimneys; porch roofs; overhangs; or other enhancements as approved by the Architectural Review Committee. (Cov. 1.1, 4.2, 4.3, 4.9)
- Michael O'Neill moved to approve changing the Architectural Rules and Regulations as follows: Change the minimum roof pitch from 6.12 to 5.12 and remove all language related to breaking up linear roof lines. Don Herman, Paul Burek, Cavender Andrews, in favor and A.J. Shilling, opposed. Motion passed.
- B. Appoint ARC Members: Don Herman moved to approve the following members to serve on the Architectural Review Committee, for a two-year term. Mike Keller (chair), Jenny Rogers, Terry Wadsworth, Stan Sayler and Jason Howard. Unanimous motion passed.

**NEW BUSINESS (Water & Sewer): None**

**NEW BUSINESS (Joint):**

- A. Community Wildfire Protection Plan (CWPP) board appointee. To be involved with CWPP, it was suggested that a Board member be the single point of contact with Warren Jones and this person will bring back actionable items back to the board. For review. Paul Burek, Road & Recreation, volunteered to be the board liaison.

**ADJOURN:**

Dan Barbour, Water & Sewer, called the meeting and moved to adjourn into Joint Executive Session at 4:17 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 4:30 pm. No motions.