

Approved 09/15/2021

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER & SEWER ASSOCIATION
JOINT MEETING MINUTES
August 18, 2021**

Meeting held in person and via Zoom
Meeting ID 85096183640 Passcode: 319064

ATTENDANCE:

Water and Sewer (W&S)

Dan Barbour – President
Wayne Schroeder – Vice president
Karen Turner – Treasurer
Larry Peterson – Secretary
Lynn Johnson – Director

Road and Recreation (R&R)

David Birks – President
Kevin Snell – Vice president
AJ Shilling – Treasurer
Don Herman – Secretary
Paul Burek – Director

STAFF:

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

ESTABLISH A QUORUM:

All are present and a quorum was established.

CALL TO ORDER:

David Birks, President, Road & Recreation Association, called the meeting to order at 3:01 p.m.

REVIEW AGENDA: Add Under New Business, Item C. New CPA

REVIEW MEETING MINUTES DATED: April 21, 2021, and July 21, 2021,
April 21, 2021 and July 21, 2021 minutes accepted by consensus as printed.

MANAGER’S REPORT: GVM Manager, Larry Maybon, presented the Manager’s report

General

1. Zoom application renewed for another year.

Water & Sewer Association

1. 4th well house, nothing new to report to date, still awaiting word from state.
2. Installed an exhaust ventilation system in the 12th well house to aid in radon removal.
3. Two water leaks were repaired this month off Sunlight Cir and Green Mountain Dr. Two further residential homes have been found with water leaks on their property, being worked on by them.

Road & Recreation Association

1. Purchased a new flail side mower to help on mowing the sides of the roads, started this week. Item was on back order for several months. (\$1582). The staff has mowed and trimmed around Batterson lake, Crellin and several other areas and will continue for the remainder of the summer.
2. Road base has been on a once a week schedule with Wes for deliveries, to continue thru end of summer. Areas hit: Mt Blanc, Sunlight Circle, Gate 9 entrance, Meadow Mountain, Snowmass intersection, Windom Court, Carson Park Court, Deadhorse Court, Humboldt Drive, Montcalm Drive, and sections of Eiger Road.
3. (***) Note/reminder: When there are water leaks within GVM system, all hands are on deck for the repair, which may mean road grading and mower areas get pushed back on the schedule.

APPLICABLE COMMITTEE REPORTS:

1. **Ecology Committee:** Dan Barbour, Committee Chair spoke for the Ecology Committee.
Speaker Series: On August 12th, there were 30 attendees to hear Casey Cisneros, Larimer County Weed District, present a program on Weeds Identification
Trails: Linda Petrie stated that the trails have been groomed and the committee continues to maintain them.
Nature Garden: Beth Lynn and committee introduced new plantings this year and continue to keep the nature garden manicured. The committee purchased and released 1500 lady bugs to control aphids in the garden.
2. **Architectural Review Committee (ARC):** David Birks, ARC, Ex-officio, reported that due to personal circumstances, Ed Bingham, resigned from the committee. There are 5 remaining committee members. The ARC received a total of 3 applications , 1 shed, 1 loafing shed and one after the fact color change. All were approved as submitted.

PUBLIC INPUT:

David Birks reported that Larimer County is now allowing previously consolidated properties to split . A member asked, “is there an acreage limit and will the County notify Glacier View Meadows of these dis consolidations?”. David stated he would put these questions on his to do list.

OLD BUSINESS: None

NEW BUSINESS:

- A. New Board Member Orientation: Orientation packets and Board book/thumb drives were given to the newly elected Board of Directors and refresher orientation packets were given to the rest of the Board.

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1. Clarify Meeting Procedure: David Birks explained that there are three types of meetings. Road & Recreation (only Road & Recreation business), Water & Sewer (only Water & Sewer business) and Joint (business applicable to both Associations)
2. Goldberg's Rules of Order: David explained that the Boards follow Goldberg Rules of Order and explained some of the differences between 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 usually personnel or legal. No minutes will be taken during executive session (see packet for the exception limits)
4. Duties of the Board – See packet (Article 4-4.1 and Article 5 of the By-Laws)
5. Meeting attendance (see packet for attendance rules)
6. Code of Conduct: The Directors that were in attendance reviewed the Board of Directors code of Conduct.

The directors shared helpful information i.e., board members should not offer opinions on social media because it will appear that one member is speaking for all Board members. It was also suggested that when talking to community members do not talk for the board. These types of discussions should be held during board meetings. GVM Staff receive direction from the Board Presidents.

- B. Future Project Requests/Discussion. Larry Maybon, GVM Manager, presented a list of scheduled projects for 2021. Larry asked the board for input or suggestions for other possible projects.
- Road and Recreation projects include three new culverts, Foggy Mtn., road repair and Gate 4, rock repair.
- Water & Sewer projects include 4th filing well tap in. Eighth filing water line extension and installation of a future tap.
- Additional reducer at the t connection and next year it is likely the old PVC 6” above water shed in the lower 8th and eventually remove the water shed all together.
- Sunlight Circle (2022) new SDR9 line with artic trace inserted.
- 9th filing well treatment facility (2022) Optimum corrosion control installation.
- Future projects to consider: Shop extension for the grader/roof extension, new fence around shop yard, repairing gate one entrance i.e., removes existing asphalt and replace with road base.

Paul Burek volunteered to put lighting in GVM mailboxes as needed. Larry stated that there is lighting and the mailbox at Gate 1, but it needs a battery. Gate 3 and Gate 6 are okay because cars park in front of the enclosure and the headlights furnish enough light. The mailbox at Gate 8 has a new battery and is working.

Larry Peterson stated that the property after the entrance at gate 3, is full of thistle. Dan Barbour, Ecology Committee, Chair, stated that the property is not GVM property and Larimer County Weed District should be notified.

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C. New CPA: Karen Turner stated that there are issues with the current CPA and suggested that the Boards seek a replacement CPA. Dan Barbour, Water & Sewer, moved to grant Karen Turner and AJ Shilling the authority to pursue and interview a replacement CPA. Kevin Snell, Road and Recreation 2nd. Unanimous motion passed.

ADJOURN: David Birks called the meeting at 3:38 pm.