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**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER & SEWER ASSOCIATION
JOINT MEETING MINUTES
August 19, 2020**

ATTENDANCE:

Water and Sewer (W&S)

Jim Petrie – President
David Koster –Vice president (absent)
Dan Barbour –Treasurer
Larry Peterson – Secretary interim
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.

CALL TO ORDER:

David Birks, President, Road & Recreation Association, called the meeting to order at 3:00 p.m.

REVIEW AGENDA: Add appointment of interim Water & Sewer Board member

Appointment of Water & Sewer Board Member: As per the board meeting held July 15, 2020 and the Bylaws 5.6: Jim Petrie moved to appoint Larry Peterson as an interim director to fill the open seat until the upcoming election in September. Unanimous motion passed.

REVIEW MEETING MINUTES DATED: July 15, 2020 – The minutes were accepted as printed.

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

General

1. In the last month, the following notices were sent out to GVM residents:
 - (1) Property horse violation
 - (1) ARC Non-application violation
 - (2) Multiple camper warnings

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- (3) Inoperative vehicle issues
 - (4) Trailer daily fine notices
 - (1) Building permit follow up/trailer
 - (1) Non-completion residential house permit
 - (2) Exterior Lighting
2. The Batterson lake picnic tables were repaired and repainted, along with gate 6 mail shed repainted.
 3. 2011 Dodge pickup had a new steering gear box replaced on it. (\$1700)

Water & Sewer Association

1. Another resident water tap request started in the 7th filing has begun. This request will be completed by the GVM staff.
2. 12th filing update on the radon system: Further radiation safety training will take place for the staff and myself on site next week. The TLD (Thermoluminescent dosimeters) monitoring badges, which are required to be worn for building entrance have been issued. These badges will be processed every quarter for dosage exposure by staff.

Road & Recreation Association

1. The grader required a new circuit board replacement completed by Titan.
2. The last fish stock for this year was completed on July 20th, 600lbs.
3. Continuation of road base was delivered and dropped off to parts of Mont Calm, Guardian Peak, Horse Mtn. Dr, Quandary Ct, Mt. Wrangell Ct and Gate 8.

TREASURER'S REPORT:

A. Water & Sewer Association

Dan Barbour, Water & Sewer Association, Treasurer, presented the report. The Water & Sewer Association completed the 10th month or 83% of the fiscal year. Account 001: Income is at 117% and Total expenses at 83%. Account 002: Income 105% and Total expenses at 80%, Total carry forward to 20-21 \$136,044.01, Total YTD transfer to capital \$40,000. Account 003: Income at 97% and Expenses at 71%, Total YTD Transfer to capital \$2,000.00. Consolidated Totals: Income at 108% and Total expenses 80%.

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 86.8% of budget and total income is at 100.7%. Operating Expenses 8.8% and total expenditures are at 6.21 % of budget. Total Remaining Funds (carry forward) 388,312. Capital reserves currently are \$212,614. Trash budgeted income is 83.2% of budget and trash expense is at 8.9 % of budget. Total remaining Funds (carry forward) 39,083.

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APPLICABLE COMMITTEE REPORTS: None

PUBLIC INPUT: Including board members and staff there were approximately 35 members. Several residents were in attendance to voice opinions concerning a large gathering called the Gambler 500, that took place on a property within Glacier View Meadows that started August 14 and ended August 16, 2020.

David Birks opened the discussion: Public input is limited to 3 minutes per person, please state your name and address to the joint board. We cannot act on concerns you bring to us today. However, if we have information, we may respond to your questions and concerns.

David stated that the gathering was not authorized by the board or manager and was in clear violation of the covenants and a clear violation code compliance from both a building and a health prospective. The board will pursue recourse that is appropriate.

Due to numerous complaints received by the GVM office, concerning the size of the gathering, multiple cars on roads, parking vehicles on dry grass, and noise, the Sheriff's office was notified. The officer(s) told Mary that they would only act on criminal activities i.e., noise and speeding. Although the gathering was in violation of the Executive order, they would not enforce it. Both officers suggested reporting the activity to Larimer County Code Compliance and/or the Health Department for enforcement.

Property owner who held the event: I did speak to the GVM manager about a month ago and he said there was no restrictions on how many people can camp on a property. I do not see that there was a violation we did not do anything but good to the community and the event supported local businesses and the attendees picked up about 4 dumpsters of trash.

GVM manager: You were very vague you said 30 or 40 people would stay over. I said there is no strict covenant that would stop you from having 30 or 40 friends stay over. You did not mention what the activity was or when it was going to be held. I asked you to notify your neighbors and to notify me a day or two before.

Property owner: I did tell you the date and that there would be 60 cars of family and friends.

David Birks, Road & Recreation, 60 cars would not have been approved by the manager or the county because that activity was in violation of the Executive order of no more than 40 people in any association in any place at any one time.

Synopsis of comments/claims:

Several residents stated that they live on the same court or in the immediate area and did not hear or see anything that troubled them. All attendees were respectful, at no time was anyone out of line, the noise was minimal, and no one trespassed on nearby properties. Two adjoining neighbors allowed the event to expand to their properties giving them almost 15 acres for social distancing.

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Other residents who also live in the immediate area, stated they were told there would be 30 to 40 people and it might get a little loud. Somewhere between 75 and 100 cars arrived and the dust created by the cars was terrible. Cars without mufflers, older cars with no emission control. Cars were observed speeding, fish tailing, sliding sideways and raising dust. Orville's submitted a Special Event application to Larimer county, for this event and the anticipated attendance was 260 people (application was later pulled by applicant). This was a commercial event that does not belong in our community. ATV /minibikes were speeding on the roads and one of those bikes almost ran into a car who was traveling on Iron Mtn Dr.

Property owner (s): The dirt bikes were not a part of the event and belong to neighbors who live in Glacier View. Most attendees were veterans, fire fighters and police officers from all over. I did say 35 or so cars would attend but a lot more showed up than we planned on. I apologize for any inconvenience we caused. It is not a commercial event it is a private group who get together to have fun and use jalopies to pick up trash. Every vehicle was equipped with a fire extinguisher. The attendees donated \$1000.00 to the local fire district. The gamblers will not come back, and this event will not be held here again.

AJ Shilling, Road and Recreation, we are going through hard times with Covid and Forest fires, let us try to get along with each other and move on.

David Birks, Road and Recreation, thanked everyone for maintaining a neighborly attitude during the conversation. The board of directors are challenged with maintaining a community that meets the covenants and regulations. We are constantly receiving complaints and are challenged to balance between the two. Thank you for saying publicly that this event will never happen again here. This board or the manager will never approve an event like this to be held on a property in Glacier View Meadows.

OLD BUSINESS:

- A. Compliance Committee Charter: Kevin Snell, presented the charter for the Code & Covenant Compliance Committee to the board for approval.

Committee Members: AJ Shilling, Chair, Dan Barbour, Lynn Johnson, Kevin Snell and Michael Benevidas and Ron Ames

Glacier View Meadows (GVM) Charter for the Code & Covenant Compliance Committee

This is the Charter for the GVM Code & Covenant Committee (the Committee), a Special Committee formed in accordance with Articles 10.2 of the By-Laws of both the GVM Road & Recreation and Water & Sewer Associations.

The purpose of the Committee is to investigate and identify GVM properties that are: habitually and/or seriously non-compliant with Larimer County zoning and/or health and safety regulations (Code violations) habitually and/or seriously non-compliant with the

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GVM Master Covenants and Declarations (Covenant violations) and/or other GVM rules and regulations (Rule violations).

Upon identifying non-complaint properties, the Committee will submit to the joint Boards: the listing of those properties, together with the nature and duration of the Code, Covenant, or Rule violations; and make recommendations for Board and/or management action.

In addition, the Committee will review the GVM schedule of fines for Covenant and Rule violations and make recommendations to the Board for revisions and/or additions to the schedule of fines.

Don Herman, Road & Recreation, moved to approve the committee Charter. Dan Barbour, Water & Sewer Association, 2nd. Unanimous motion passed.

A committee member suggested that the ARC become a part of the

NEW BUSINESS:

- A. Daily trailer fine increase Code and Compliance Committee: AJ Shilling, Code and Compliance Committee, Chair: The Committee recommends increasing the daily noncompliance trailer fine fee from \$10.00/day to \$30.00/day.

Dan Barbour, Water & Sewer Association, moved to accept the committee's recommendation and raise the daily noncompliance trailer fine to \$30.00/day. Linda Petrie, Road & Recreation Association, 2nd. Unanimous motion passed.

- B. Annual meeting (mail ballot/virtual meeting) update: Larry Maybon stated that the Viewpoint containing the annual meeting notification and mail in ballots were sent out on time. The ballots included the By-Amendment for the Code of Conduct for Board Members. However, the amendment itself was not included in the newsletter. Larry stated that we have two options we can mail the Code of Conduct revision to the membership within in the next two days for a vote or not accept any votes on the revision this year.

David Birks stated that the Code of Conduct should be presented to the membership in person. After discussion, the Board agreed by consensus that the current Code of Conduct will remain in place until the June 2021 annual meeting.

ADJOURN: AJ Shilling, Road & Recreation, Association, moved to adjourn at 4:00 pm, Dan Barbour, Water & Sewer Association, 2nd. Unanimous motion passed