

Approved 10/19/2022

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

September 21, 2022

Zoom Meeting ID: 84646141829 Passcode: 278687

ATTENDANCE:

Water and Sewer (W&S)

Dan Barbour – President
Wayne Schroeder –Vice president (via zoom)
Karen Turner –Treasurer
Robert Lewis – Secretary
Lynn Johnson – Director

Road and Recreation (R&R)

Don Herman – President (via zoom)
Paul Burek –Vice president (absent)
AJ Shilling – Treasurer (absent)
Michael O’Neill – Secretary
Cavender Andrews – Director

STAFF: Nick Moriarty – Manager

Mary Keller - Community Relations/Office Assistant

Frank Stanek – Water System Operator

ESTABLISH A QUORUM:

All are present except Paul Burek and AJ Shilling who were excused.

CALL TO ORDER:

Dan Barbour, President, Water & Sewer Association, called the meeting to order at 3:04 p.m.

REVIEW AGENDA: No amendments.

REVIEW MEETING MINUTES DATED: August 17, 2022

Karen Turner, Water & Sewer, moved to approve the August 17, 2022, minutes as submitted.

Cavender Andrews, Road & Recreation 2nd. Unanimous motion passed.

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

(inserted)

Water & Sewer Association

1. Funding for short- and long-term water projects:
 - a. It is looking like a loan is the only option. We were suddenly informed that we cannot get the emergency grant in time, despite all the hoops they made us jump through. The long-term grant is mostly a loan as well, so probably useless to go through all the hoops the state wants us to jump through and just handle it independently.

2. Well search update:
 - a. Tom Dwyer is prepared to perform the 2DR survey. Currently scheduled for the third week of October. Due to the new grant requirements, eliminating the option to reimburse the association for costs already incurred prior to receiving the grant, we will likely delay the 2DR survey until grant money is received.

Road & Recreation Association

1. 100 loads of road base have been delivered to date.
2. Batterson Lake leak update: Inland Potable Services partially repaired the leak down to a slow trickle. A new gate at the exit of the lake will be required to fully seal it off. The leak is not fully sealed off due to the extensive dilapidation, and inaccessibility of the underwater piping. A discount will be applied to our bill due to Inland's lack of success repairing the leak using their initial suggested method of repair.

TREASURER'S REPORT:

A. Water & Sewer Association

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

The Water & Sewer Association completed the 11th month or 92% of the fiscal year.

Account 001: Income is at 116% and Total expenses at 84%. Account 002: Income 104% and Total expenses at 104%. Account 003: Income at 96% and Total expenses at 68%.

Consolidated Totals: Income: 109%, Administrative Expenses 87%, Operating Expense 94%, Payroll 88%, Total expense 90%. YTD transfers to capital \$47,000.

B. Road & Recreation Association

Nick Moriarty, GVM Manager, presented the report.

The Road & Recreation Association completed the 2nd month or 16.7% of the fiscal year. Dues collected are 92.2% of budget and total income is at 100.0%. Total expenditures are 20.63% of budget. Total remaining funds (carry forward) 93,316.

Capital Reserves Currently available 241,520. Trash budgeted income is 84.6% of budget

and trash expense is at 18.9 % of budget.

COMMITTEE REPORTS:

- A. Architectural Review Committee (ARC): Cavender Andrews, ARC, Board ex officio reported for the ARC. Committee members are Terry Wadsworth, Mike Keller, Jenny Rogers, Stan Saylor and Jason Howard. The committee received six applications for review: Two garages, one dog run, one roof mount solar panel were approved as submitted. One shed denied until plans include roof height and one greenhouse denied because materials do not meet GVM requirements.

- B. Ecology Committee: Linda Petrie, spoke for the committee. The Committee met August 13, 2022. The guest speaker was Glacier View resident, Terry Campbell, who gave a presentation on GVM, trails. The Ecology committee is wrapping up projects for the season. On top of the list for next season is the Weed Warrior Program.

PUBLIC INPUT: (Glacier View Fire District, Glacier Gals, Members) Not counting Board and staff there were six members present.

A member stated that Larimer County requires a permit for a shed that exceeds 200 square feet and asked if the ARC changed their 120 square foot rule. Cavender Andrews stated that the ARC rules have not changed and a shed on a vacant lot cannot exceed 120 square feet on a vacant lot. The member also voiced questions concerning a shed on an improved lot that exceeds 120 square feet. Cavender Andrews explained that there is not language prohibiting a shed larger than 120 square feet on an improved lot.

2. Sheds/Shops

- a. A combination of only two sheds or one shed and one shop will be allowed per lot.*
- b. Minimum roof pitch for sheds and stand-alone shops is 4/12.*
- c. If there is no permanent residence existing or under construction, a shed of not more than 120 square feet is permitted.*
- d. If there is a permanent residence in existence or under construction, a shed or shop of not more than 500 square feet is permitted.*

Glacier Gals: Beth Sammond, Glacier Gals, President, reported for the Glacier Gals. In lieu of the September 24, potluck the Glacier Gals will be joining the community party being held on September 24th at the Mountain Meetin' Place. Workday will be held October 1st. Glacier Gals 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 was a success, there were 333 people in attendance. There is no charge for the pancake breakfast, but the group does accept donations. Funds from Glacier Gal fundraisers go towards supporting the local community i.e., the GVM fire district, local elementary schools, library, food pantry and helping hands. The group also plans to donate \$300.00 to Glacier View Meadows, to be used for pumping the septic system that supports Mountain Meetin' Place.

OLD BUSINESS (Water & Sewer):

A. Status of the fourth filing well:

Nick stated that he was informed on 09/20 that GVM will not get the emergency grant. There is a possibility of getting a long-term partial grant partial loan in about 18 months. However, due to the urgency of our water needs waiting 18 months will not work. Karen is now looking at a possible low interest loan through the Rural Water Association for up to \$200,000. The loan will allow us to expand the well house, drill a well and pay for all piping. The wells are keeping up, but a major leak would deplete the system.

OLD BUSINESS (Road & Recreation):

- A. Sell/Buy equipment:** Nick sold the old loader and the Coyote tractor for just under \$34,500. This should be enough to purchase an enclosed tractor that has a front-end loader with the capability of a butterfly mowing attachment.
- B. Road mixture update:** The crushed concrete road base experiment did not work the crew tried it in two places and the road washed out just as fast as it did with regular road base.
- C. Slash pile review:** Nick stated that eight to nine yards of slash was sold to residents. Waldo Trucking is considering taking the slash off our hands at no charge. Nick is also checking with a manufacturing company to see if they have a use for slash.

OLD BUSINESS (Joint):

- A. Services provided by Glacier View Staff: Michael O’Neill spoke for the committee and presented a proposal to increase fees for services to GVM residents. The existing fees were established in 2007 and the present fees have not kept up with costs.

Michael O’Neill, Road & Recreation, moved to raise fees for limited services as follows:

Backhoe

Culvert excavation—expose the ends of driveway culvert and clean the ditches on each side.

Test (“perc”) hole excavation—soil analysis for new septic system, as per Larimer County Code.

From \$50.00/hour to \$250.00/hour machine and staff time. Effective immediately.

Worker with a shovel:

Septic tank lid excavation and riser installation—expose deeply buried lids on both sides of the tank, installing concrete risers if needed for future cleaning. All work requiring staff time, independent of equipment.

From \$0/hour to \$50.0/hour. Effective immediately.

Water hauling:

From \$40.00/load to \$80.00/load effective January 1st, 2023, giving users of this service time to adjust to new fees.

Lynn Johnson, Water & Sewer 2nd. Unanimous motion passed.

- B. Search for HOA Attorney to assist with the consolidation: Wayne Schroeder, Water & Sewer, stated he contacted several attorneys and believes he found an attorney. Candace Cavanaugh expressed an interest in helping with the merger and is in the process of submitting a proposal. Once Wayne receives the proposal, he will circulate the proposal to the committee members and report back to the boards.
- C. Approval of rewrite of fine polices effective August 9, 2022: Karen Turner, Water & Sewer, stated that she has completed the rewrite and will submit to the board during the October board meeting.

NEW BUSINESS (Road & Recreation):

- A. Road Base Cost: Nick informed the board that 100 loads of road base were delivered at a cost of \$48,000 and there is \$50,000 in the budget. Nick requested an additional \$20,000 for road base to address the rough areas that need repair. Don Herman questioned where the \$20,000 would come from. Nick stated that he would get with the accountant and AJ shillings to see if there are funds available in another line item. Dan Barbour requested that this subject be added to the October meeting agenda under old business to report what action was taken.

NEW BUSINESS (Water & Sewer):

- A. Rural Water Association loan program for the Community System: Karen Turner reported that the USDA grant is not going to work in the time frame needed to upgrade the 4th, 7th and 8th filing Community Water System. However, there are loans available from the Rural Water loan fund. We could borrow up to \$200,000 or 75% of the total cost of the project. It would be a ten-year loan @ 3% interest that would add an additional \$15.00/month to member user fees. Karen Turner moved

Approved 10/19/2022

to approve working on the loan application, work with USDA Rural Development, and research the logistics of getting a loan. Lynn Johnson 2nd. Unanimous motion passed.

- B. Pipe cost: Nick stated that the cost for water line piping to support the proposed, well through our current vendor is \$4.15 foot or \$30,000. Nick called the pipe manufacturer and received a quote of \$2.75 foot or \$16,000. The only issue is that the manufacturer will need a 6-month lead time. Dan Barbour moved to approve the purchase of water pipe to support the proposed well in the fourth filing at the cost of \$16,000 plus shipping. Robert Lewis 2nd. Unanimous motion passed.

ADJOURN:

Dan Barbour, Water & Sewer, called the meeting and moved to adjourn into Joint Executive Session at 4:05 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 4:15 pm. No motions.

Respectfully submitted, Mary Keller