

Rough draft

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER & SEWER ASSOCIATION
JOINT MEETING MINUTES
October 17, 2018**

ATTENDANCE:

Water and Sewer (W&S)

Jim Petrie – President
CJ Tripoli – Vice-President
Dan Barbour – Treasurer
Gordon Nuttall – Secretary
Lynn Johnson – Director

Road and Recreation (R&R)

Don Herman – President
David Birks – Vice-President (absent)
Linda Petrie – Treasurer
Jim Casadevall – Secretary
Jenny Rogers – Director

STAFF:

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

INTRODUCTION - CALL TO ORDER:

Jim Petrie, President, Water & Sewer Association Board, called the meeting to order at 3:01 p.m. All are present except David Birks who is excused, and a quorum was established.

AMEND AGENDA: No amendments

REVIEW MEETING MINUTES DATED: August 15, 2018

The August 15, 2018 minutes accepted as printed by unanimous consensus.

TREASURER'S REPORT:

A. Water & Sewer Association – Dan Barbour, Treasurer, reported for the Association. The Water & Sewer Association completed the 12th month or 100% of the fiscal year. Consolidated totals: Income 117%, Administrative Expense 113%, Operating Expense 88%, Payroll 94%, Total Expenses 94%. Total transfers to capital \$42,000. There was an open discussion concerning income vs expenses, transfer to capital and total remaining funds (carry forward).

Capital funds remaining:

001: \$61.5k equipment

002: \$58.5k deep bury

003: \$41.3k Filing 12 radiation remediation

Dan stated that income is higher than expected due to several factors including, tap in fees for new properties.

B. Road & Recreation Association - Linda Petrie, Treasurer, reported for the Association. The Road & Recreation Association completed the 3rd month or 25 % of the fiscal year. Total Budgeted Income is 102.6%. Total Expenditures are 20.23%. Total remaining funds (carry forward) budgeted \$35,081. Capital

Rough draft

Reserves currently available \$112,553. Trash Budgeted Income 94.1% and trash Expense at 18.5%.

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

General

1. November board meeting will take place a week earlier due to the holiday week, November 14th at 3pm.

Water & Sewer Association

1. All water and wastewater plants are running in compliance.
2. The GVM staff are down to the last few hook ups on the deep bury, weather and staff shortage delays.
3. No update yet from the state on the radiation license approval for the 12th filing.
4. Frank is scheduled this week for a water training course in Loveland for credits toward his water license renewal next year.
5. Renewed the COX631000 general permit (Discharges for Domestic Wastewater with Land Disposal of Effluent) with the state.

Road & Recreation Association

1. The recycle container was moved as agreed from the previous meeting and all seems to be working out much better at this time.
2. A new trailer/RV status form has been updated to help out the staff on trailer locations for the future.
3. The slash pile hours will be reduced at the beginning of November for the weekends for another month then open by appointment the rest of winter.

Jenny Rogers asked about the status of the dump truck. Larry replied that the focus this month is on the deep bury. The staff will get back to the dump truck when time allows. Larry stated that the 1991 dump truck was purchased for \$12,000. So far, the truck has paid for itself.

COMMITTEE REPORTS:

1. **Architectural Review Committee (ARC):** Kevin Snell, Chair, presented a written report to the Board inserted below: The ARC received two applications, one for a dog run and one for a shed, both approved as submitted. It was stated that there is a property in the 11th filing that painted the house a different color. It was rust brown and now it is green. "Was there an ARC application submitted?" The GVM, Manager, stated that he will check it out.
2. **Ecology Committee:** Dan Barbour, Chair, spoke for the Ecology Committee

Rough draft

The last committee meeting for the season was held on October 9th. The last of the Speaker Series was also held on the 9th. The Speaker presentation was on "Relocating and Rehabilitating Wildlife" by Julie Schutze of the Greenwood Wildlife Rehabilitation Center. Dan thanked Gordon Nuttall for his work in organizing and bringing the Speaker Series to Glacier View.

Trails: Linda Petrie spoke for the committee. The committee spent two more work days improving the West Crellin trail. Linda stated that there were extra trail volunteers this year their help is much appreciated. The committee is continuing the process of investigating a new trail, on the greenbelt off of Haystack Dr. and Manhead Mtn Drive

3. **Nominating Committee:** Buzz Sweeney, Chair, stated that he is dropping his request for a balloting presentation. Buzz stated he ran his idea by 5 people and the response was not favorable.

Buzz is willing to help recruit volunteers for committees as needed. He stated that he is compiling a list of potential volunteers that he can call upon.

4. **Road Committee:** Kevin Snell spoke for Pete Davis, Pete is in the process of completing the final report. The report will be ready for presentation at the next board meeting.
5. **Rules Committee:** Kevin Snell, Chair, spoke for the committee (not on the agenda) Kevin stated that as per the By-laws, The Rules Committee will act as a consultant to the Board for interpretation rules and related issues. The committee will not meet until requested to do so by a joint resolution of the Boards. Committee members are: Kevin Snell, Barb Bowman, Ed Bingham, AJ Shilling and Pete Davis. Don Herman reminded everyone that he and Gordon Nuttall, volunteered to be the Board ex-officious for the Rules committee with no voting rights.

COMMUNITY REPORTS:

1. **Glacier Gals:** Becky Weeder, President, spoke for the Glacier Gals. The next event will be the Holiday Party being held on December 9th. It was stated that the can recycling is going well and moving the large container has had no impact so far.

PUBLIC INPUT:

On the topic of recycling:

A member suggested placing a container next to the recycling bin with instructions to discard plastic bags into the container. It was also stated that the recycling tip signs are being removed. The association might want to consider installing a permanent nonremovable sign.

Jenny Rogers stated that there were a couple of good moisture days and noticed that the grader remained parked. "Why wasn't it running?" Larry stated that Gate 5 and Gate 8 did get graded. Jenny stated that she received four complaints on her personal email all related to the condition and lack of maintenance on the roads. Larry asked Jenny to forward the complaints to him. Larry stated that right now the staff is focused on the deep

Rough draft

bury. The deep bury project has to be completed and pipes have to be covered to prevent the lines from freezing.

Jim Casadevall led a discussion concerning the collection of water meter readings and if that information should be shared with the public. It was also suggested that articles be placed in the viewpoint bringing awareness to water conservation. It was also suggested that an article be published asking the public for help in spotting water leaks i.e., large green patches of grass where everything else is brown.

Gordon Nuttall stated that besides being a GVM board member, he is the co-chair for the committee to Support our Local Heroes. This committee is completely independent from the Fire District. Gordon asked the public to support the Fire District, by spreading the word concerning the Mill Levy and Ballot Issue 6B. Gordon informed the public that there are informational meetings being held at the fire house October 17th, October 20th and October 27th at 7:00pm.

Political sign discussion: Larry stated that per CCIOA, an HOA cannot prohibit the placement of political signs on property which is owned by a resident of the HOA so long as they are removed within 7 days after the election. Regarding signs along the 74E right-of-way, those are out of GVM jurisdiction and it would be up to the county to allow or remove them.

NEW BUSINESS:

Administration of HOA Business:

Gordon Nuttall, Secretary, Water & Sewer, stated as per the bylaws Article 5.4D and the Policy's section 3.1, the Board secretary is responsible to administer the preparation and maintenance of all official documentation and records, ensure member access to non-privileged documentation, administer the release of Association information to any external entity.

Gordon first met with Larry Maybon and Jim Petrie to go over documentation. Gordon researched the board book (all board members have this book) the master book that is kept in the Glacier View office as well as the policies that are posted on the GVM website, Gordon also registered for an HOA webinar hosted by DORA today called "Disclosures - Can I See That?".

To make sure the Association is following the By-laws and CCIOA, Gordon developed a spreadsheet tracking all documents and where they are located. Only one item was found to be lacking - a Reserve Study. Gordon suggested that the budget committee look at a Reserve Study when it meets in the spring. It can be something as simple as saying we have no Reserve Study, or the committee could have our Reserve Study be an analyses of replacement costs. Gordon stated that the take away from his work is that the Association documentation meets with requirements from CCIOA and the By-laws. Jim Casadevall, as Secretary for the Road & Recreation Association, concurred. Credit was expressed to the staff for a job well done.

Rough draft

Dan Barbour asked the manager to investigate the status of the SIA funds from Larimer County. Larry stated that SIA funds are from the sale of Larimer county held lots, "These funds were originally put aside for road improvements".

Don Herman moved to adjourn into executive session (personnel discussion) at 4:04 pm Unanimous-motion passed. The Board emerged from executive session at 5:20pm. No action taken.