

Approved 01/19/2022

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

**November 17, 2021**

Meeting held in person and via Zoom Meeting ID: 854 0182 3038 Passcode: 920066

**ATTENDANCE:**

Water and Sewer (W&S)

Dan Barbour – President (Via Zoom)  
Wayne Schroeder –Vice president (Via Zoom)  
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 (absent)  
Mary Keller – Community Relations/Office Assistant  
Deanna Snell – Accountant

**ESTABLISH A QUORUM:**

All are present in person or via Zoom.

**CALL TO ORDER:**

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

**REVIEW AGENDA:** No Amendments

**REVIEW MEETING MINUTES DATED:** September 15, 2021.

September 15, 2021, minutes accepted as printed. Note: There was not a board meeting held in October.

**MANAGER’S REPORT:** David Birks presented the manager’s report for GVM Manager, Larry Maybon.

**Water & Sewer Association**

1. Sewer line repair issue along the upper 8<sup>th</sup> filing in the works. Another small repair was completed on the section in Sunlight Cir area. This is on the agenda for next summer replacement with new SDR and Artic trace to be installed properly.
2. The second round of lead and copper samples was collected for this year and sent out, no results from the state to date.

Added during meeting: Frank Stanek took and passed the exam for a Class 2, Water Distribution Certificate. This certification allows the association to stop paying Ramey Environmental \$343/month for this service.

### **Road & Recreation Association**

1. Gate 4 rock entrance was repaired last month thanks Jim.
2. RV dump up past Gate 6 was pumped out at a cost of \$500.00. (11/10/21)
3. The sander required a new motor to be replaced by staff, equipment cost was \$680. It has been installed in the GMC for the winter season.
4. Base was added at a few sections in the 12<sup>th</sup> filing, last of the loads for this year.
5. The slash pile off gate 3 has been closed for the season and relocated out to the 12<sup>th</sup> filing off Little Bald Mtn Ct. A metal gate entrance was installed by the staff at the new slash pile to help prevent unauthorized entry or use.
6. The grader required a tire repair/fix by GCR from Ft. Collins, cost of \$306.00
7. Vehicle maintenance update: 2013 Ford received an oil change, the GMC pickup received two new front tires (\$685) and the Red Dodge required two new batteries (\$310).

### **Joint Items**

1. Winter Viewpoint completed and ready for the publisher to get out any day this month.
2. The GVM office will be switching to a monthly maintenance program to be monitored by Computer Solutions. The office computers will be covered under the new program at \$125 per month and the managers computer is at their shop for upgrades. The office computers have been lacking better protection and an outside source for remote issues.

### **TREASURER'S REPORT:**

#### **A. Water & Sewer Association**

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

The Water & Sewer Association completed the 1st month or 8% of the fiscal year.

Account 001: Income is at 95% and Total expenses at 7%. Account 002: Income 71% and Total expenses at 7%. Account 003: Income at 63% and Total expenses at 6%.

Consolidated Totals: Income: 80%, Administrative 5%, Operating Expense 6%, Payroll 8%, Total expense 7%. Transfers to Capital YTD is \$47,000.

#### **B. Road & Recreation Association**

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

The Road & Recreation Association completed the 4th month or 33.3% of the fiscal year.

Dues collected are 98.1% of budget and total income is at 103.4%. Personnel expense is at 35.4% and Operating Road Maintenance is 47.2%. Personnel and Road maintenance are a little high and should even as the year progresses. Total expenditures are at 37.78 % of budget. Transfers to Capital reserves YTD is 50,000. Trash budgeted income is 96.1% of budget and trash expense is at 40.5 % of budget.

### **APPLICABLE COMMITTEE REPORTS:**

- A. Architectural Review Committee (ARC): David Birks, Interim Chair., reported for October and November. In October the committee received 6 applications for review, and all were approved except for one application for a residence that the living space

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does not meet the 1200 foot minimum. November: The committee received two applications for review, and both were approved.

- B. Ecology Committee: Dan Barbour, Chair, reported that the last meeting of the season was held in October with a good turnout. The committee will not meet again until next spring.

**PUBLIC INPUT:**

David Birks received an email note from a member earlier today. "I have been riding my single speed bike equipped with gravel tires around GVM for 8 years now. During that time, I have noted continuous improvements in our roads. From my bicycle view, I have a view probably few others have, the last year or so has shown even more improvement. A few days ago, coming down Iron Mtn., I met Wayne Honeycutt the Grader operator coming up. I had a smooth ride already up Green Mtn., then Manhead Mtn., then Haystack Mtn., and down Iron Mtn. While the smooth roads take a little fun out of my gravel biking, it's great when I drive the car. Thanks to Larry and the crew. Please feel free to forward this email to the committee and whoever else." Submitted by Doug Ell

**OLD BUSINESS:**

- A. CPA/Compilation Report Update: Under Board direction Karen Turner & AJ Shilling met with a prospective CPA who agreed to do GVM's taxes and the Agreed Upon Procedures (AUP) review for both Associations. That CPA has since changed her mind stating that it would take too much time to reconcile, and they are short staffed at this time. Karen stated that due to a shortage in staffing and peer review requirements, smaller CPA firms do not want to do compilation reports or AUP reviews. Karen also stated that the By-laws require an AUP review every 4 years, but a compilation report is not a By-law requirement. As per board direction Karen, AJ and Deanna will continue to seek a CPA for Tax preparation, AUP engagement, compilation reports and will report their findings to the Board as soon as possible.
- The CPA suggested Road & Recreation file a tax return and later send in an amended tax return. AJ stated he will meet with Deanna to review the taxes and feels confident that a tax return can be filed for the Road & Recreation Association.

**NEW BUSINESS:** None

**ADJOURN:** David Birks, Road & Recreation, moved to adjourn into executive session, personnel discussion at 3:34 PM. Unanimous motion passed.

The Board emerged from executive session at 4:25 pm. No action taken

Respectfully submitted, Mary Keller