

Approved September 29, 2012

GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER AND SEWER ASSOCIATION
ANNUAL MEETING
June 18, 2011

ATTENDANCE:

Water and Sewer

Frank Winter – President
Jerry Wood – Vice-President
Jim Petrie – Treasurer
Tom Bizzell – Secretary
Ginny Blanz – Director

Road and Recreation

Rick Snow – President
Linda Adams – Vice-President
Mike McKay – Treasurer
Cal Bruxvoort – Secretary
Ted Rodenbeck – Director

STAFF:

Steve Horsmon – Manager
Lynn Johnson – Maintenance
Mary Keller – Secretary
Brian Schaneman – Operations Team Leader
Deanna Snell - Bookkeeper
Frank Stanek – Maintenance

Registration to Vote 8:00 – 9:00

Frank Winter, Water & Sewer President, welcomed and introduced the two guest speakers, Glacier View Fire District, Fire Chief, Greg Niswender and Glacier Gals, President, Ann Rodenbeck.

Fire Chief, Greg Niswender, reported for the Glacier View Fire District.

Greg discussed fire prevention and defensible space around structures, he advised keeping lot's clean i.e., remove dead branches take them to the slash pile. Thin trees, mature trees should meet the standard of 10 foot separation at the crown. Greg also stated that the slash piles are regulated by a state air pollution control permit and stressed that only branches, limbs and pine needles are allowed. The department is not allowed to burn anything over 6" diameter. If these rules are not followed we could lose the ability to obtain a burn permit.

The Department is in need of new recruits. The present volunteer members train 3 times a month and last year recorded 4,000 hours of combined volunteer time. A problem the department is facing is that volunteers are aging out and recruits are needed to fill the vacant positions. Greg also reminded the membership to purchase a reflective address sign. Put the sign in a visible place so that in an emergency the department can locate your home (especially at night) quickly.

Ann Rodenbeck, Glacier Gals President, reported for the Glacier Gals: The Glacier Gals are a social group of members who are community minded. Funds raised by the Glacier Gals go toward helping to support Glacier View Meadows community, local schools, and the fire district. The group meets the 3rd Tuesday of the month, they also host several social activities: breakfast at the Western Ridge the last Thursday of each month, potlucks are held the last Saturday of the month, annual July picnic, and a holiday party in December. Fundraising activities include recycling cans,

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2 pancake breakfasts, GVM logo wear and the annual bake and plant sale. Ann thanked the membership for the continued support.

Frank Winter called the meeting to order at 9:00a.m. Frank introduced the Board Members (*Annual meetings and special meetings are considered a meeting of the membership. To establish a quorum 50 unit owners must be present by attendance or proxy.*) All Board members were present. It was determined that a quorum of the membership (66 Road & Recreation and 52 Water and Sewer members), were present and the Annual Meeting Notification had been sent on time. Steve Horsmon introduced staff members and explained their job duties.

REVIEW OF ANNUAL MEETING MINUTES DATED JUNE 19th, 2010

Tom Bizzell moved to accept the minutes dated 06/19/10 as written. Unanimous-motion passed.

ELECTIONS:

- A. Introduction of Candidates by Frank Winter
Road & Recreation: Linda Adams, Mike McKay and Cal Bruxvoort
Water & Sewer: Jerry Wood, Jim Petrie, and Tom Bizzell

- B. Diane Morison, spoke for the Nominating committee. Diane explained the rules of voting. There are two (3) openings on the R&R Board, and three (3) openings on the W&S Board. Diane stressed the importance of the board and running for a board position. This year our board members are running unopposed. Diane asked for nominations from the floor there were none. The vote was conducted.

TREASURER'S REPORT: (See enclosed)

Mike McKay, Treasurer, Road & Recreation, gave a synopsis of the financials for the Road and Recreation Association. We completed the 11 month or 92 % of the budget year, with no issues noted. The report was accepted as submitted.

Jim Petrie, Treasurer, Water & Sewer Association, gave a synopsis of the financials for account #'s 001, 002 and 003 for the Water and Sewer Association. Water & Sewer is 8 months or 67% into the budget year with no issues noted. The report was accepted as submitted.

PRESIDENTS' REPORTS:

Rick Snow, President, Road and Recreation Association, reported for the Association. Rick outlined various Road and Recreation projects and events for the past year. The Road & Recreation welcomed Sandy Russell as the chair of the Fishing Committee. Some of the events of the year included community workday, the Architectural Review Committee, with Jerry Blanz as chairman, completed the revision of the Architectural rules and regulations, the office has a new porch cover, kids fishing derby, the Ecology Committee completed and sent out an educational letter on pine beetle to the entire membership, culverts have been placed, several trees had to be removed due to pine beetle infestation and several trees have been sprayed to help prevent pine beetle infestation in the greenbelts.

Frank Winter, President, Water and Sewer Association, discussed the activities and accomplishments of the Water and Sewer Association through the year. Frank discussed the testing requirements of the waste water treatment plant, and the installation and testing of the ion exchange system in the 12th filing. Frank went on to explain the GPS mapping progress of the community system corridor in the 4th, 7th and 8th filings. Frank also thanked Jerry Blanz for the hours he spent setting up the GPS, mapping and training our staff.

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MANAGERS REPORT: (Attached below)
General Office, Personnel, and Budget Updates

Collections status as of 6-18-11:

APRIL	\$29,980.35	\$8,348.56	\$2,265.15	APRIL	41,472.55	792.75
MAY	\$27,527.70	\$7,864.56	\$3,233.17	MAY	41,904.09	1,115.25
	\$2,452.65	-\$484.00	-\$968.02		-\$431.54	-\$322.50
Late Fees	\$485.00			Late/Legal	2,578.54	
ACTUAL				ACTUAL		
COLLECTED	\$1,969.63			COLLECTED	1,824.50	

- A. Received a court judgment on one unimproved property (F12, L62) for \$2,834.35. No response from owner. Filing Transcript of Judgment which encumbers all properties owned by debtor. Considering the same process for two other unimproved properties not responding to demand letters.
- B. Met with USDA representative to understand available grants and low interest loans for equipment and projects related to wildfire defense work and water/sewer projects. Due to our median income level in GVM, we can only qualify for the low interest loans. 40 year terms for projects and 15 year terms for equipment are available and relatively easy to get.
- C. Educational article is included in the board packages on the subject of using social media within a Homeowners' Association.
- D. Dee and Mary successfully completed the Road and Recreation billing process.

Road and Recreation Association

- A. Brian and Lynn completed the repair on Montcalm Dr. to drain the natural spring which caused road damage each spring. Looks like the fix is going to work.
- B. Three slash piles are open at this time in the 12th Filing, 8th Filing, and 6th Filing. The 8th Filing at Gate 3 is filling up the fastest. We need to maintain these almost every other day. Residents will need to understand that our traditional slash pile rotation will not be in effect until the volume of slash dumping decreases over the next few years.
- C. Completed road grading on sections of Manhead Mtn. Dr., Eiger Rd., Meadow Mtn. Dr., Lizard Head Mtn. Dr., and Apiatan Ct. We are planning more recycled asphalt applications at the largest "trouble spot" areas including some areas plagued by deep mud during wet season.
- D. Agreed with the Ecology Committee to use some of the weed control funds for spraying greenbelt trees to prevent pine beetle attack. Judd Adams helped greatly on this project. A total of 165 trees were sprayed for about \$1,400.
- E. A local resident offered us a great deal (.85 per ft.) on left over high quality cedar siding which we plan to use to complete siding the entire office. This will match the new siding put on the front.

Water & Sewer Association

- A. Brian and Lynn began connecting the 600' of new deep buried water and sewer lines on Mt. Massive Dr. A new meter was installed for tracking leaks and consumption in this part of the 8th Filing.
- B. Frank continued gathering data points for the community system GPS mapping project in the 8th Filing. With training help from Jerry Blanz, Frank is mostly running solo on this project.
- C. We experienced a couple of non-scheduled water system shut-downs in the 4th Filing due to power surges. We were able to respond quickly and reset the controllers. Investigating possibility of an automatic reset function on the control system.
- D. Performed well disinfection procedures on 6 of the 8 active community wells on our system. The remaining two will be done this summer.
- E. Routine radionuclide tests revealed high level (nearly 3 times allowable limit) of uranium in the Lower 8th Filing. A confirmation test was done at another lab which showed the level was only 1/6 of the allowable limit. A public notification was still sent out. Working with the State Health Dept. on the discrepancy.
- F. 12th Filing Ion Exchange system has been running reliably for a couple of months. Still waiting for direction from State Health Dept. regarding required water tests for the regeneration discharge

Volunteer Awards:

I wish to present a formal Thank-You and gift certificates to two volunteers who have given their time and talents to the Association in so many ways this year. Their significant contributions are very much appreciated by me and both Board of Directors.

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|-------------|--|
| Jerry Blanz | <ol style="list-style-type: none">1. Constructing the new Glacier View Meadows sign for the office.2. Setting up the software, process, and training for the GPS mapping project for our Community Water and Sewer Systems.3. Leading the Architectural Review Committee |
| Judd Adams | <ol style="list-style-type: none">1. Leading the GVM Ecology Committee2. Assisting in the drafting of our Community Wildfire Protection Plan.3. Noxious weed mapping and education. Pine beetle tree spraying coordination. |

JOINT COMMITTEE REPORTS:

Architectural Review (ARC) Steve Horsmon, GVM Manager, reported for the committee: Committee members completed the revision of the Architectural rules and regulations guidelines. The guidelines are now current with the times and include things like energy generation devices.

Ecology Committee: Judd Adams, Chair, reported for the committee:

Noxious weeds:

- 1). Because of the efforts of the ecology committee volunteers, we have been making progress over the years and the weeds in the problem areas are almost gone.

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Trees:

- 1). The committee agreed to use some of the budgeted weed control funds for spraying greenbelt trees to prevent pine beetle attack.
- 2). Assisted in the drafting of our Community Wildfire Protection Plan. Judd suggested the membership take the Wildfire check off sheet and inventory their property. Consider adopting a tree and purchase pheromone packets. We get a large discount if we buy the packets in quantities. Please feel free to pickup wood chips from the greenbelt near Crestone way.

Volunteer:

- 1) The Ecology Committee needs volunteers for trail maintenance, weed control, wildfire assessment etc.

Budget Committees

Linda Petrie, reported for the Road & Recreation Committee

Budget Committee Members

Linda Petrie – Chairperson

Diana Reeves

Mike Corbin

Frances Feist

Mike McKay – GVM R&R Treasurer

On March 29th, the budget committee completed the review of the actual six month R&R income and expenses, the projected income and expenses for the end of the 2010-2011 budget year and the Proposed Budget for 2011 to 2012.

Based on the information we reviewed it is our opinion that an increase in the R&R dues should not be needed for 2011-2012. Although some income items are projected to be slightly less than estimated last year, the carry over from the 2009-2010 was more than projected. Total revenue at the end of the current budget year (including last year's carry forward) is projected to be slightly more than estimated.

Operating Expenses, Personnel Expenses and Road Maintenance Expenses are all projected to be lower than budgeted for last year. This was due in part to less snow removal expenses (up to the date of the review).

There has not been an increase in the dues since the 2005-2006 budget year. We are estimating an increase of \$35 for the 2012-2013 budget year in order to keep the carry forward balance positive and allow continued contributions to capital reserves.

Because the capital reserve account is currently very healthy, we are recommending that the projected \$40,000 transfer to the capital reserve account be reduced to \$20,000.

We are also recommending that \$8,000 be included in the budget for help with controlling the beetle kill of the greenbelt trees.

To continue a healthy Trash budget we are suggesting an increase in dues to the "Special Users" (non GVM residents) from a current annual fee of \$105 to an annual fee of \$150. This is still less than they would have to pay for other means of trash removal.

The committee recommends a \$20,000 contribution to the 11-12 capital reserve fund.

2011-2012 - Cap increased by 2010 CPI-U 1.6% to \$403.28.

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Linda Bell, Committee Member, reported for the Water & Sewer Association

Budget Committee Members

Linda Bell – Chairperson

Francis Feist

Jerry Tucker

Tom Willard

Jim Petrie – GVM W&S Treasurer

Summary of Proposed Budgets

The Budget Committee began meeting on March 24, 2011. They were presented with a budget study report for all three Water & Sewer Association accounts. **The Management Account (001)** had no recommendations for additional expenses or changes to existing allocations. This account pays operating expenses and collects dues on behalf of all ratified properties within Glacier View Meadows water augmentation boundaries. With \$137,309 in capital reserves, it was proposed that no additional contribution to capital reserves is needed. No capital expenditures have been made so far in the current fiscal year. Even after using a 3% rate of inflation on expenses going into the next year, the committee sees no need to increase the current dues of \$144 for improved and \$72 for unimproved properties.

The proposed budget for the **Community Water and Sewer System Account (002)** was also reviewed. This account pays expenses and collects fees on behalf of properties on the 3rd, 4th, 7th, 8th, and 9th Filing community systems. The planned expense for electrical usage on the corridor heat tape system was reduced by \$2,500 in anticipation of savings resulting from deep bury projects. The estimated total payroll expense was reduced by about \$10,000 after reviewing this year's projected total expense. The committee strongly recommends continued funding of the deep bury projects so that system maintenance and electrical cost reductions can be accelerated. With this in mind, we recommend a contribution of \$60,000 to the existing capital reserve balance of \$46,000 (some of which will be spent on projects this summer). In order to keep pace with current expenses and to allow larger capital contributions, the committee recommends a 5% increase on availability and user fees. This will result in an increase of \$4.40/\$2.20 on the monthly water and sewer user/availability fees.

The proposed budget for the **Community Water and Sewer System Account (003)** was also reviewed. This account pays expenses and collects fees on behalf of properties on the 12th Filing community systems. While this system has relatively low maintenance costs we need to continue contributing funds to capital reserves. An upgraded Ion Exchange system was installed this year which reduced the capital balance by \$13,000. Future work is anticipated for leach field upgrades as well as bringing Community Well #4 online. The committee recommends a capital contribution of \$8,000 and a 5% increase on availability and user fees. This will result in an increase between \$.90 to \$2.35 on the monthly water or sewer user/availability fees depending on the type of service provided.

Summary of Budget Committee Recommendations

Water & Sewer Budget Account 001 - Management

1. No dues increase recommended for 2011-2012 fiscal year. Dues should remain at \$144/yr for improved lots and \$72/yr for unimproved lots.

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2. With a current balance of \$136,244 in capital, no additional contribution to the 201-2012 capital reserve funds is recommended.
3. Recommend retaining the \$100 rebate benefit to Water and Sewer members for septic tank pumping by private contractors.

Water & Sewer Budget Account 002 – 3rd, 4th, 7th, 8th, 9th Filing Community Systems

1. Recommend a 5% increase in Availability and User Fees for this system. See summary below.
2. Recommend a contribution of \$60,000 to the capital reserve funds.

<u>Annual Fees</u>	<u>Current</u>	<u>2011-2012</u>	
(Recommended)			
Improved Lots W&S	\$991.20	\$1044.00	
Monthly Payment with Dues Included:	\$94.60	\$99.00	Monthly Increase in Payment: \$4.40
 Unimproved Lots W&S	 \$495.60	 \$522.00	
Monthly Payment with Dues Included:	\$47.30	\$49.50	Monthly Increase in Payment: \$2.20
 <u>3rd Filing Sewer Only Lots</u>			
Improved Lots	\$419.40	\$444.00	
Monthly Payment with Dues Included:	\$46.95	\$49.00	Monthly Increase in Payment: \$2.05
 Unimproved Lots	 \$211.20	 \$222.00	
Monthly Payment with Dues Included:	\$23.60	\$24.50	Monthly Increase in Payment: \$.90

Water & Sewer Budget Account 003 – 12th Filing Community System

1. Recommend a 5% increase in Availability and User Fees for this system. See summary below.
2. Recommend a contribution of \$8,000 to the capital reserve fund.

<u>Annual Fees</u>	<u>Current</u>	<u>2011-2012</u>	
Water Only			
Improved Lots	\$571.80	\$600.00	
Monthly Payment with Dues Included:	\$59.65	\$62.00	Monthly Increase in Payment: \$2.35
 Unimproved Lots	 \$284.40	 \$300.00	
Monthly Payment with Dues Included:	\$28.55	\$29.70	Monthly Increase in Payment: \$1.30
 Sewer Only			
Improved Lots	\$419.40	\$444.00	
Monthly Payment with Dues Included:	\$46.95	\$49.00	Monthly Increase in Payment: \$2.05
 Unimproved Lots	 \$211.20	 \$222.00	
Monthly Payment with Dues Included:	\$23.60	\$24.500	Monthly Increase in Payment: \$.90

PUBLIC INPUT:

Jere Wallack thanked the Boards for putting on a great party. A member of the audience recognized fire district for doing a great job. A member also recognized and thanked the Boards for volunteering their time.

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NEW BUSINESS:

- A) Road & Recreation Board Vote on 2011-2012 Budget: Cal Bruxvoort, moved to approve the Budget as submitted. Unanimous-motion passed.
- B) Water & Sewer Board Vote on 2011-2012 Budget: Tom Bizzell moved to approve the Budget as submitted Unanimous- motion passed.

ELECTION RESULTS:

Road and Recreation: Linda Adams, Mike McKay, Cal Bruxvoort were re-elected to serve a two year term.

Water and Sewer: Tom Bizzell, James Petrie, and Jerry Wood were re-elected to serve a two year term.

Jim Petrie moved to adjourn at 10:38 a.m. Unanimous-motion passed.

Appointment meetings held immediately after the annual meeting. The Boards selected officers as follows:

Road and Recreation Board Appointments:

Rick Snow – President
Linda Adams – Vice-President
Mike McKay – Treasurer
Cal Bruxvoort – Secretary
Ted Rodenbeck – Director

Water and Sewer Board Appointments:

Frank Winter – President
Jerry Wood – Vice-President
Jim Petrie – Treasurer
Tom Bizzell – Secretary
Ginny Blanz – Director