

Approved 06/22/2013

GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER AND SEWER ASSOCIATION  
ANNUAL MEETING  
September 29, 2012

**ATTENDANCE:**

Water and Sewer

Frank Winter – President  
Jerry Wood – Vice-President  
Jim Petrie – Treasurer  
Ginny Blanz – Interim Secretary

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  
Deanna Snell - Bookkeeper

Registration to Vote 8:00 – 9:00

Rick Snow, Road & Recreation President, welcomed and introduced the Mountain Outreach Team. The team has been designated by the State of Colorado Division of Behavioral Health as the provider agency for FEMA and SAMHSA Crisis Counseling Program. The Mountain Outreach Team supports the High Park and Woodland Height areas with their recovery through community outreach. Members of the team are available to all of you after the meeting.

Rick introduced guest speakers: Glacier View Fire District, Assistant Fire Chief for Operations, Bob Isaacson and Glacier Gals, President, Ann Rodenbeck. Shane Craig of the Department of Wildlife in unable to be here today and Steve Horsmon will report for him.

**GUEST SPEAKERS:**

Assistant Fire Chief, Bob Isaacson, reported for the Glacier View Fire District:

Bob discussed the events of the High Park Fire June 9 thru June 29. The fire jumped the Poudre River three times and Fire Fighters held it. On June 22<sup>nd</sup>, the fire jumped the Poudre River a 4<sup>th</sup> time. At 2:00 pm, the relative temperature was 98 degrees, 3% relative humidity, wind at 48 mph steady from the South East, the fuel temperature was 110 degrees. The fire went through the 12th filing in less than 30 minutes. The firefighters escaped safely and 30 minutes later they were able to get behind the fire through the 11<sup>th</sup> filing using the fire roads they built and continued to fight the fire. In three hours 10,000 acres burned, 51 homes in Glacier View were lost. Property loss estimated at 25 million, contents estimated at 5 million. Volunteer fire fighters logged 2500 hours and support staff logged 800 hours. The decision as to when to evacuate was hard but when the time came and the evacuation was ordered. On behalf of the Department, Bob thanked residents for evacuating when asked. The Department also thanked the membership for their generosity in

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donations. Along with donations from across the country the department received in excess of \$90,000 better than ½ of the annual budget.

Budget for next year is \$143,000 5% less than last year. Our EMS vehicles are in good shape but the average age for our fire vehicles is 28 years old and they need to be up graded. The \$90,000 is perfect seed money to start working toward what we need. We want to get rid of four engines and bring in two engines to replace them. With the donations and a grant we will have almost half of the money we need to make it happen. In the spring of 2014 the department is going to ask members in the district for an increase. The Department plans on holding public meetings and ask the public how they want the Department to look in five years.

The Department usually receives 100 calls a year mostly medical. We have already received 100 calls this year. Bob asked 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 quickly. The Department is in need of new recruits and will be recruiting between now and January. There will be an academy starting in January that will last four months.

Steve Horsmon, Glacier View Meadows Manager, reported for Shane Craig: This is Bear Season they are programmed to pack in as many calories as possible before winter sets in. Bears need to gain 30 to 40% of their spring time weight by fall if they're going to survive their winter hibernation and are looking everywhere for food. I haven't received a report of a bear attacking a person but I have had reports of bears entering homes while people are sleeping. We received report of a shed that contained birdseed being broken into. The residents took the feeders down but the bear could still smell the seed. If you must feed birds in bear season take every precaution and take your feeders in at night. Do not let a bear be successful, if a bear achieves success it will be back.

#### **COMMUNITY REPORTS:**

Ann Rodenbeck, Glacier Gals President, reported for the Glacier Gals: The Glacier Gals are a social group of members who are community minded. Fundraising activities include recycling cans, 2 pancake breakfasts, GVM logo wear and reflective sign sales. Ann thanked the membership for the continued support. Funds raised by the Glacier Gals goes right back into our community: Local schools, local library, families in need and the fire district. This year we split the cost of purchasing carts for the tables and chairs with GVM. We also painted the inside of the Mountain Meeting Place. For those residents who lost their address sign due to the fire the Glacier Gals will replace your reflective sign at no cost. We are happy to announce that Linda Petrie has accepted the position of Glacier Gals President starting in January.

Rick Snow called the meeting to order at 9:25a.m. Rick asked the Board Members from both boards to introduce themselves.

*(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 65 Road & Recreation, and 65 Water and Sewer members, were present and the Annual Meeting Notification was sent on time.

REVIEW OF ANNUAL MEETING MINUTES DATED JUNE 18<sup>th</sup>, 2011

Jerry Wood moved to accept the minutes dated 06/18/11 as written Mike McKay 2nd. Unanimous-motion passed.

**ELECTIONS:**

- A. Introduction of Candidates by Judd Adams  
Road & Recreation: Ted Rodenbeck, Rick Snow and A.J. Shilling  
Water & Sewer: Ginny Blanz, Frank Winter, and Gene Bade

Candidates for both Boards spoke and gave the membership an outline of their qualifications and reasons for running.

- B. Judd Adams, spoke for the Nominating committee. There are two (2) openings on the R&R Board, and three (3) openings on the W&S Board. Judd asked for nominations from the floor there were none. The vote was conducted.

**TREASURER'S REPORT:** (See enclosed)

Mike McKay, Treasurer, Road & Recreation Association, presented a synopsis of the financials for the Road and Recreation Association. We have completed 2 months of the budget year. Dues collected are at 91.7% . Operating expenses are a little high because of planned road maintenance. There are no significant deviations from the budget. The report was accepted as submitted.

Jim Petrie, Treasurer, Water & Sewer Association, presented a synopsis of the financials for account #'s 001, 002 and 003 for the Water and Sewer Association. Water & Sewer completed 11 months or 92% of 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 presented a recap of projects and events for the past year. Some of the key events of the year included approving a tree mitigation proposal by Gus Eykholt. The Road and Recreation Board offered a dues rebate as an incentive to residents for felling and properly handling of pine beetle infected trees. \$100.00 if more than 5 infected trees were removed. \$200.00 if more than 25 infected trees were removed. Rick thanked Gus for his efforts for not only the proposal but the hours he spent on the project. Heavy snow in February proved to be a challenge for staff and contractors were hired to keep up with the snow removal. Due to the severe conditions the Dodge pickup rolled while snow plowing. Fortunately there were no injuries and the truck is now repaired. Since February we have had little moisture making it very difficult to grade the roads. Without proper moisture wash boarding is almost impossible to eliminate by grading. The Road & Recreation & Association is in the process of applying recycled asphalt to the worst of the wash boarded areas. There are committees that report to the Road & Recreation Board: The Ecology Committee, with Judd Adams as chairman, has been busy most of the year on several projects. They developed a community wildfire protection plan, homeowner defensible space assessment, continued on trails improvement, weed control, erosion control, assessment and protection of our trees. The Architectural Review Committee, with Jerry Blanz as chairman, continued to make sure that modified structures and new structures meet the Architectural Rules and Regulations. We currently have 5 homes under construction. The biggest event was the High Park Fire. Rick complimented Steve and staff for their work during and after the fire. The field crew has done a remarkable job in excavation, cleaning of culverts, erosion control in the greenbelts, and road side tree removal since the fire was extinguished.

At the last board meeting the board discussed what the policies and deadlines should be in regards to cleanup of the burned areas. There are several factors that should be considered in relation to difficulty of cleanup i.e., contractor availability, insurance, being underinsured, no insurance, and what constitutes a cleanup. The Board directed the manager to contact other HOA's that have dealt with "after fire procedures" and how they handled it. Steve will present his report at the next Road & Recreation Board Meeting. Rick invited the public to attend the monthly board meetings held the 3<sup>rd</sup> Wednesday of each month @ 3:00 pm.

Frank Winter, President, Water and Sewer Association, presented the Vulnerability Assessment Report (part of report inserted below): In May 2012, Clear Water Solutions, Inc. met with Steve Horsmon, Manager, Glacier View Meadows, to assist in preparing a vulnerability assessment of the Associations existing water system. The assessment involved a table top review of the existing facilities in the Associations' offices followed by an on-site tour/inspection of the key system components including wells, treatment and storage facilities. In addition, we also witnessed crews working on repair/replacement of some of the existing "joint trench" water distribution/wastewater collection facilities.

Our goal was to complete a practical review of the existing operation with an eye toward obvious deficiencies and areas where the existing system was vulnerable to not meeting its primary charter – providing reliable potable drinking water in accordance with current Colorado Department of Public Health and Environment (CDPHE) drinking water standards. As such, our primary focus was on reliability and redundancy. For example, in general, water wells are very reliable. In fact, many wells operate for years without service issues. Although wells are reliable, a single well has no redundancy – i.e. there is no means to supply water should the well fail or need servicing. Conversely, a redundant system would have an alternate way to supply water if the primary system fails. Our goal is to make sure the Association water system is both reliable and redundant.

Practical Recommendations: Residents in Glacier View Meadows – whether they be served by the public or their own private system – must recognize the uniqueness of their water system and how that uniqueness precludes the system from being as reliable as one found in a more urban setting. More specifically, urban water distribution systems strive to feed water from two directions – i.e., are looped. This practice ensures that residents receive water even when lines are being repaired or serviced. Unfortunately due to the layout of the Associations' existing roads wherein the vast majority of the Association lines are laid – this looping is not practical. Accordingly, it is impractical for residents to expect the same level of service typically found in urban areas.

Conclusion: The Glacier View Meadows Association water system is, in general, reliable and redundant. Overall, the system relies on technologies (wells, tanks, pipes) proven for their reliability and minimal service requirements. In addition, operations staff has assured that the system is redundant either via spare parts or entire replacement systems like spare pumps. The Association provides water in compliance with current CDPHE regulations. By implementing the recommendations herein - in conjunction with a plan to continue to replace system piping - the Association will be able to continue to provide reliable and safe drinking water to the Associations' residents.

Frank ended his report by introducing the rest of the Water & Sewer Board of Directors.

**MANAGER’S REPORT:** Steve Horsmon, Manager, Glacier View Meadows, presented the Manager’s Report (inserted below).

**General Office, Personnel, and Budget Updates**

- A. I want to extend a huge Thank You to a number of volunteers who have worked hard this year to make so many things better in our community. Glacier Gals for all they do including the “sprucing up” of our Mountain Meeting Place. The Trails Committee for spending so much time cleaning and improving the GVM trails. The Budget Committees for their dedicated work on reviewing and making recommendations of the 2012-2013 budgets. The ARC for their monthly commitment to reviewing all the building project applications submitted. The Ecology and Garden Committee for their on-going work on weed control and education and the demonstration garden.
- B. The Water & Sewer Association billing process was completed and bills were sent on Sept. 1. We received the usual handful of calls regarding the increase and an explanation for Water & Sewer dues for properties with their own well and septic. This information is always readily available at the office.
- C. See July/August monthly collections summary below. We continue to make small gains in our collections efforts using our attorneys for support.

<b>Road &amp; Recreation:</b>								
<b>Improved</b>	<b>Total Owed</b>	<b>Foreclosure</b>	<b>Wrote Off</b>		<b>Unimproved</b>	<b>Total Owed</b>	<b>Wrote Off</b>	<b>Total</b>
JULY	\$11,990.80	\$3,921.80	\$0.00		JULY	33,055.87	0.00	
AUGUST	\$12,085.80	\$4,011.80	\$0.00		AUGUST	33,170.87	0.00	<b>45,256.67</b>
	-\$95.00	\$90.00	\$0.00			-\$115.00	\$0.00	
<b>BILLING</b>	\$195.00				<b>BILLING</b>	165.00		
<b>ACTUAL</b>					<b>ACTUAL</b>			
<b>COLLECTED</b>	\$100.00				<b>COLLECTED</b>	50.00		<b>\$150.00</b>
<b>Water &amp; Sewer:</b>								
<b>Improved</b>	<b>Total Owed</b>	<b>Foreclosure</b>	<b>Wrote Off</b>		<b>Unimproved</b>	<b>Total Owed</b>	<b>Wrote Off</b>	
JULY	\$6,732.75	\$1,488.00	\$3,412.50		JULY	16,794.82	1,506.18	
AUGUST	\$5,969.55	\$1,503.00	\$3,412.50		AUGUST	16,934.82	1,506.18	<b>22,904.37</b>
	\$763.20	\$15.00	\$0.00			-\$140.00	\$0.00	
<b>Late Fees</b>	\$75.00				<b>Late/Legal</b>	240.00		
<b>ACTUAL</b>					<b>ACTUAL</b>			
<b>COLLECTED</b>	\$838.20				<b>COLLECTED</b>	100.00		<b>\$938.20</b>

- D. Educational article is provided on the topic of whether to amend or not to amend governing documents. A few questions in the article are worth discussing in my opinion.
- E. The 9<sup>th</sup> and 12<sup>th</sup> Filing post-fire property clean has made good progress. We are tracking the status of each property. Here are the current statistics:
  - a. Only 6 properties have not started cleaning up – we’ve contacted them
  - b. 21 properties have achieved near 100% restoration
  - c. 15 properties have completed clean up except for the foundation
  - d. 11 properties are in the process of initial clean up

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- A. Completed application of 80 loads of recycled asphalt on Mt. Blanc Dr., Mt. Harvard Rd., LaPlata Dr., and Green Mountain Dr. Cleaned out culverts on Green Mtn. Dr. with the newly refurbished 18HP water pump.
- B. Custom Services of Colorado completed the erosion control and reseeded projects in the 12<sup>th</sup> Filing greenbelt areas. Cutting of burned roadside trees began on 9/20/12.
- C. We have updated the spreadsheet tracking the clean-up of properties with burned homes. Out of 53 homes, it appears that 6 owners are actively beginning the process of rebuilding. 22 owners have completed total clean up and 14 are complete except for foundations. We've begun contacting other owners to see what their plans are before wind and winter sets in.
- D. More road signs were completed and installed in the 12<sup>th</sup> Filing. We plan to continue making new signs for other parts of GVM throughout the winter.
- E. Completed major preventive maintenance on the road grader including all filter changes and some hydraulic hose replacements. Still need to troubleshoot and repair the intermittent front wheel drive system before snowplowing season.

### **Water & Sewer Association**

- A. The wastewater treatment plant continues to run smoothly this month and is in compliance.
- B. The Wetterhorn Ct. deep bury project has begun. Blasting is complete and excavation and pipe installation will begin on 10/1/12. Cost of material and contractor services will be in the \$25,000 dollar range.
- C. As directed by the Board, all 12<sup>th</sup> Filing properties with lost homes have been converted to unimproved properties and the new September billing reflected that.
- D. The 4<sup>th</sup> Filing water system continues to show improved stability and much lower consumption since the last leaks were repaired. The new power supply has also reduced the incidence of down-time due to incoming power variations.

Sincerely,  
Steve Horsmon - Manager

Steve asked Cal Bruxvoort, to speak to the membership and explain what the Ponderosa Promenaders Square Dancers, is doing with some of the money the square dancers collected to help fire victims. The square dancers have helped several fire victims and still have money left over. Cal asked Steve "what else can we do to help"? Steve suggested they provide grass seeds to cover ground that needs to be reseeded in the burn areas. Cal told the membership that the grass seed will be at the office and is free to anyone that has ground that needs covered. He also stated that Ralph Gobel has a seeder in any one needs to use it.

### **JOINT COMMITTEE REPORTS:**

**Architectural Review (ARC)** Steve Horsmon, GVM Manager, reported for the committee: It's been a slow year for building applications this reflects the national trend for building. For those in the 12<sup>th</sup> and 9<sup>th</sup> filing burn area, application fees will be waived for the current property owners who choose to replace any approved structure that was lost in the burn area. The ARC Committee pledges to review your plans when they are submitted. They will not make you wait until the 1<sup>st</sup>

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Wednesday of the month. Steve thanked Jerry Blanz for chairing the committee and members Linda Bell, Francis Feist, and Steve Shaw for their work on the committee.

**Ecology Committee:** Judd Adams, Chair, reported for the committee: (report inserted below)

- 1) Noxious Weeds
  - a) Making good progress on Canada thistle and Common Mullein.
  - b) Diffuse knapweed and Dalmatian toadflax on the other hand are spreading throughout, to the point that the Larimer County weed district offered discounts for landowners along 74E to purchase Milestone to combat the DK. We took advantage of opportunity and purchased 6 quarts which has value beyond DK.
  - c) We fell behind on spraying because of the fire. However, at the end of August we hired Fortay to spray our greenbelts, using a new herbicide, Forefront, which is effective on Dalmatian toadflax and Kohia.
  - d) We ask your assistance in documenting weed locations so we can do an aggressive job next year.
- 2) Grass quality in Mt. Moriah Greenbelt has greatly improved from several years of mowing, so now we only need to mow for weeds, which includes bunch grass and sorrel which are invasive.
- 3) Spraying for Mountain Pine Beetle was conducted again this year for the same areas as last year, 176 trees, by Timberline.
- 4) Filing 12 fire mitigation efforts by GVM include erosion control, grass seeding (Porter Trail Greenbelt), cutting trees along the roads, and noxious weed management – Canada thistle and mullein. Meadows began recovery within days of the fire.
- 5) Thanks to Linda Petrie for heading up trails work this year.
- 6) New project at Water Treatment Plant to remove noxious weeds and reseed.
- 7) Recruitment: we have two new members this year and we need more. Please consider joining us.
- 8) The next topic is climate:
  - a) “Hickenlooper, drought experts paint chaotic picture of Colorado climate” was the title of a recent (9/20/12) article in the Coloradoan.
  - b) The lead sentence said: “It doesn’t matter why climate change is happening; it matters that it is happening.”
  - c) The article talked about water scarcity, threats to the ski industry, and this “the state’s forests will be Colorado’s single most threatened natural resource as foreign and native pests and diseases will thrive under a warmer climate.”
  - d) The article continues: “Colorado should plan for another decade of generally dry conditions ...”
  - e) What does this mean for us? Thin your forest to make it healthy, more resistant to Mountain Pine Beetle, and less vulnerable to fires.
- 9) Please visit next door to see our panels on various topics, including
  - a) Noxious Weeds – we have herbicide, Milestone, which is very effective on a number of plants, especially Canada thistle: it is not too late to spray that weed. You can check out spray canisters at the office.
  - b) Defensible Space (including some pictures of the burn in Filing 12), and self-assessment questionnaires so you can evaluate your property.
  - c) Trail maps and the Crellin Self-Guided Nature Trail

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- d) Sign up sheet if you would like to join one of our work teams such as trail maintenance, or help on the Water Treatment Plant, or what ever else we choose for next year.
- 10) Finally, the Land Steward of the Year Award goes to Renee Pop for her tireless work in previous years controlling the Canada thistle in the Lake Crellin Greenbelt, and more recently for attacking the Diffuse knapweed.

### **Budget Committee Reports 2012-2013**

#### **Road & Recreation Association**

##### Budget Committee Members

Linda Petrie – Chairperson

Mike Corbin

Frances Feist

Gene Bade

AJ Shilling

Mike McKay – GVM R&R Treasurer

Linda Petrie – Chairperson reported for the committee:

On April 4th, 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 2011-2012 budget year and the Proposed Budget for 2012-2013.

Based on the information we reviewed it is our opinion that an increase in the R&R dues will be needed for 2012-2013. Although some income items are projected to be slightly less than estimated last year and the total revenue at the end of the current budget year (including last year's carry forward) is projected to be slightly more than estimated, dues at the \$300 level will not support GVM in 2012-2013.

There has not been an increase in the dues since the 2005-2006 budget year. We are recommending an increase of \$50 for the 2012-2013 budget year in order to keep the carry forward balance positive and allow continued contributions to capital reserves. We are also recommending an increase in the budget for Road Maintenance Materials (Mainly Road Base). Our recommendation is to increase the 2012-2013 amount to \$75,000 and the amount for out years to \$60,000. Our rationale is that the roads degraded more than usual this spring and need more than normal maintenance and for the out years that Glacier View needs to invest more in the roads to keep the development attractive.

The GVM Manager completed a Capital Reserve Study for the committee which helped us to judge how healthy GV's capital reserve account was and what the true risks were to this fund. The study showed that the fund was very healthy and that currently we have 77% of the funds we would need to replace all of our capital equipment. We still support transferring \$20,000 to this fund for 2012-2013 but in the not-to-distant future GV will be able to lower the amount of transfer to just enough to cover inflation. In the future the committee would like to see this Capital Reserve Study updated each year.

So to summarize we believe to keep GVM financially healthy the dues must be increased. We discussed either a \$35 increase or \$50 dollar increase and decided that we believe \$50 dollars will allow GVM to be secure and not require another increase for several years. We also believe an increase in the road base budget is warranted to ensure the community maintains its high standards.

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There are two other options that could be implemented. GVM could only increase the dues \$35 and not increase the road base budget but that would probably require another increase in dues in two years and the committee felt that having increases that close together was not a good idea. The other option is to increase the dues \$50 but not increase the road base budget. This would allow no increase in dues again for at least four years.

One additional item to mention is a potentially large risk which so far has not been addressed. GVM has three dams and if one of these were to fail it would be a very large expense which GVM would have a great deal of trouble in covering. The budget committee has asked the GVM Manager to investigate the risk to these dams, the potential cost in replacing them and what could be done to mitigate this risk. The committee would like to have this data next year to discuss.

#### Road and Recreation Dues Cap Summary

2005-2006 – Cap raised by member ship vote from \$300/yr to \$350/yr  
2006-2007 – Cap raised by 2005 CPI-U 3.4% to \$361.90  
2007-2008 – Cap raised by 2006 CPI-U 3.2% to \$373.48  
2008-2009 – Cap raised by 2007 CPI-U 2.8% to \$383.94  
2009-2010 – Cap raised by 2008 CPI-U 3.8% to \$398.53  
2010-2011 – Cap decreased by 2009 CPI-U -0.4% to \$396.93  
2011-2012 - Cap increased by 2010 CPI-U 1.6% to \$403.28  
2012-2013 - Cap increased by 2011 CPI-U 3.2% to \$415.38

#### Water & Sewer Association

Final Committee meeting held 3/26/12

#### Budget Committee Members

Ed Baron – Chairperson

Tom Willard

Jerry Tucker

Francis Feist

Victoria Baron

Jim Petrie – GVM W&S Treasurer

Ed Baron – Chairperson reported for the committee:

#### Summary of Proposed Budgets

The Budget Committee began meeting on March 15, 2012. They were presented with a budget study report for all three Water & Sewer Association accounts. **The Management Account (001)** pays operating expenses and collects dues on behalf of all ratified properties within Glacier View Meadows water augmentation boundaries. With \$132,687 in capital reserves, it was proposed that no additional contribution to capital reserves is needed. \$2,649.50 of capital expenditures were made in the current fiscal year. However, after 7 years without a dues increase, the annual budget carry-forward amounts have decreased to the point that the budget will go negative in 2012-2013. Therefore, the Budget Committee has recommended two changes. (1) Reduce the amount of employee benefits paid from this account from 100% to 50%. (2) Increase the dues amount by \$30 per year for improved lots and \$15 per year for unimproved lots. This results in dues amounts of \$174/yr for improved and \$87 for unimproved properties and maintains the health of this budget account for at least the next 3 years.

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 3<sup>rd</sup>, 4<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> Filing community systems. The amount budgeted for total Operating Expenses was \$65,677 and it appears we may only spend about \$55,000 by September 30<sup>th</sup> – the end of the fiscal year. This is due to contract services, equipment lease, wastewater testing and utilities coming in lower than anticipated. The committee recommends continued funding of the deep bury projects so that system maintenance and electrical cost reductions can be accelerated. With this in mind, the committee recommends a contribution of \$40,000 to the existing capital reserve balance of \$93,606. (some of which will be spent on projects this summer). There is no recommendation to increase 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 12<sup>th</sup> Filing community systems. Since this system was installed in the year 2000, we experience relatively low maintenance costs. We expect to spend about \$3,000 less in budgeted operating expenses and about \$6,000 less in payroll. However, we need to continue contributing funds to capital reserves and we recommend an \$8,000 contribution, the same as last year. Future work is anticipated for leach field upgrades as well as bringing Community Well #4 online. There is no recommendation to increase the monthly water and sewer user/availability fees.

Summary of Budget Committee Recommendations

**Water & Sewer Budget Account 001 - Management**

1. Dues increase recommended for 2012-2013 fiscal year from \$144/yr for improved lots to \$174/yr and from \$72/yr for unimproved lots to \$87/yr.
2. With a current balance of \$132,687 in capital, no additional contribution to the 2012-2013 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 – 3<sup>rd</sup>, 4<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> Filing Community Systems**

1. No changes to annual fees are recommended.
2. Recommend a contribution of \$40,000 to the capital reserve funds.

<u>Annual Fees</u>	<u>2012-2013</u>
Improved Lots W&S	\$1044.00
Monthly Payment with Dues Included:	\$101.50
Unimproved Lots W&S	\$522.00
Monthly Payment with Dues Included:	\$50.75
<u>3rd Filing Sewer Only Lots</u>	
Improved Lots	\$444.00
Monthly Payment with Dues Included:	\$51.50
Unimproved Lots	\$222.00
Monthly Payment with Dues Included:	\$25.75

**Water & Sewer Budget Account 003 – 12<sup>th</sup> Filing Community System**

1. No changes to annual fees are recommended.
2. Recommend a contribution of \$8,000 to the capital reserve fund.

<u>Annual Fees</u>	<u>2012-2013</u>
<b>Water Only</b>	

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Improved Lots	\$600.00
Monthly Payment with Dues Included:	\$64.50
Unimproved Lots	\$300.00
Monthly Payment with Dues Included:	\$32.25
<b>Sewer Only</b>	
Improved Lots	\$444.00
Monthly Payment with Dues Included:	\$51.50
Unimproved Lots	\$222.00
Monthly Payment with Dues Included:	\$25.75

### **PUBLIC INPUT:**

A member of the audience, who is a community system water user, asked “why am I hearing water gurgle from water pipes in my house”. The manager stated that it might be a siphoning problem. I would have to listen to the noise and asked the resident to set up a time for a visit. A member asked if homeowners are required to carry homeowners insurance. Rick Snow stated homeowners’ insurance is required by a mortgage company or a bank. If there is not a mortgage, it’s up to the homeowner to decide if they want insurance. The manager stated that the Association clearly can not get insurance on behalf of a homeowner. The Association does have insurance and that is how we paid for erosion control, tree removal, replacement of the well house, pumps and water treatment supplies we had. A resident stated that uranium is high in our area and suggested members have their water tested for uranium and the air inside the home for radon. There was discussion concerning slash piles i.e., where they are and do they move. Normally there is only one slash pile open at a time. Due to the pine beetle we have to keep more than one slash pile to handle the slash. Right now there are two, one at Gate 3 and one in the 12<sup>th</sup> filing. Rules are posted at each location. What about burn pits? Depending on moisture there may be burn restrictions put in place by Larimer County, we follow their rules. If there is not a burn restriction in place Glacier View allows campfires that are in a ring with flames no more than two feet tall. A resident asked “why is recycled asphalt preferred over road base”? The manager responded as follows. Answer: It is cheaper but we use it because of compaction properties and it doesn’t washboard as fast as road base. Question: Are there environmental issues associated with recycled asphalt’s use? Answer: Not that I know of. Question: If I don’t like the black base, and you want to put in front of my house, do I have a say? Answer: If you have an opinion you can voice it. If you have negative data I would be open to any information you want to share. A member asked if there are plans to place the recycled asphalt on the switch backs on Montcalm. The manager explained that recycled asphalt was applied to the switchbacks about 4 years ago.

### **NEW BUSINESS:**

- A) Road & Recreation Board Vote on 2012-2013 Budget: Linda Adams, moved to approve the Budget as submitted, Ted Rodenbeck 2<sup>nd</sup>. Unanimous-motion passed.
- B) Water & Sewer Board Vote on 2012-2013 Budget: Ginny Blanz moved to approve the Budget as submitted, Jerry Wood 2<sup>nd</sup>. Unanimous- motion passed.

### **ELECTION RESULTS:**

Road and Recreation: Rick Snow and Ted Rodenbeck were re-elected to serve a two year term.  
Water and Sewer: Gene Bade was elected to fill a vacant position for a two year term.  
Frank Winter & Ginny Blanz were both re-elected to serve a two year term.

Approved 06/22/2013

Rick Snow moved to adjourn at 11:25 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  
Cal Bruxvoort – Treasurer  
Ted Rodenbeck – Secretary  
Mike McKay – Director

**Water and Sewer Board Appointments:**

Frank Winter – President  
Jerry Wood – Vice-President  
Jim Petrie – Treasurer  
Ginny Blanz – Secretary  
Gene Bade – Director