

Approved 06/21/14

GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER AND SEWER ASSOCIATION  
ANNUAL MEETING  
June 22, 2013

**ATTENDANCE:**

Water and Sewer

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

Road and Recreation

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

**STAFF:**

Steve Horsmon – Manager  
Brian Schaneman – Maintenance  
Mary Keller – Secretary  
Deanna Snell - Bookkeeper

Registration to Vote 8:00 – 9:00

Rick Snow, Road & Recreation President, welcomed and introduced guest speakers: Greg Niswender, Fire Chief, Glacier View Fire District, Shane Craig, Department of Wildlife and Linda Petrie, Glacier Gals, President.

**GUEST SPEAKERS:**

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

So far this year the department has received 130 calls mostly medical. The Department has 3 paramedics which brings us back to an Advanced Life Support (ALS) status. The Department presently has the maximum amount of volunteers that they have equipment for.

The GVM Fire District applied for and received a Wildland Urban Interface (WUI) grant. The purpose of the WUI grant is to assist people and communities to moderate the threat of fire. The grant is approved based on 100 acres worth of work. For the investment of \$292.00 property owners will get up to \$1098.00 of work done on one acre. There is money still available and Greg urged the membership to apply for assistance.

After the High Park Fire, the department received \$120,000 in donations. Because of the donations and a grant that the department received, by this October, our 28 year old equipment will be replaced with equipment that will allow us into rough terrain areas.

Greg 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.

**Shane Craig, Department of Wildlife**, reported for the Department of Wildlife.

This is bear season. Keep the bear wild. Please do not let a bear be successful. If a bear achieves success it will be back. We received a report of a bear trying to break into a house through the sliding doors, the resident was home and the bear was not successful. Keep your properties free of

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attractants, i.e., trash and if you must feed birds in bear season take every precaution and take your feeders in at night. We received a report of a mountain lion taking a dog. The mountain lion still has markings on the front legs which indicate that it is young and learning to hunt without mom. **Linda Petrie, President, Glacier Gals**, The Glacier Gals are a social group of members who are community minded and like to have fun. We have an organizational meeting on the 3<sup>rd</sup> Tuesday of each month, enjoy breakfast together the last Thursday of each month, host monthly potlucks, and host the annual Glacier Gals picnic. Fundraising activities include recycling cans, 2 pancake breakfasts, bake sales, GVM logo wear and reflective sign sales. Funds raised by the Glacier Gals goes right back into our community

Rick Snow called the meeting to order at 10:10 a.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 was present and the Annual Meeting Notification was sent on time.

REVIEW OF ANNUAL MEETING MINUTES DATED September 29<sup>th</sup>, 2012

Susie Trabant moved to accept the minutes dated 09/29/12 as written Unanimous-motion passed.

#### **ELECTIONS:**

A. Introduction of Candidates by Jere Wallack

**Road & Recreation:** Linda Adams, A.J. Shilling, Don Herman and write in candidate Diane Morgas.

**Water & Sewer:** James Petrie and Ed Baron

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

B. Jere Wallack, spoke for the Nominating committee. There are three (3) openings on the R&R Board, and two (2) openings on the W&S Board. Jere asked for nominations from the floor and with the exception of Diane Morgas, there were none. The vote was conducted.

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

Cal Bruxvoort, Treasurer, Road & Recreation Association, presented a synopsis of the financials for the Road and Recreation Association. Road & Recreation completed the 11<sup>th</sup> month or 91.7 % of the fiscal year. Dues collected are at 101% this is because of better than expected collections of bad debt. Personnel and operating expenses are a little high because of planned road maintenance. The Contingency fund line item is over budget because of tree removal and erosion control that was done in the 12<sup>th</sup> filing. Overall the budget is healthy. The report was accepted as submitted.

Jim Petrie, Treasurer, Water & Sewer Association, presented a synopsis of the financials for account 001, 002 and 003 for the Water and Sewer Association. Water & Sewer completed 8 months or 67% of the budget year with no significant deviations from the budget. 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 last nine months. The Board approved allocation of funds for cleanup in the fire area including erosion control in the 12<sup>th</sup> filing greenbelt, road side burned and dead tree removal in the 9<sup>th</sup> and 12 filings. The Board also set policies and deadlines for property restoration in the Ninth & Twelfth filing burn areas. Throughout the year the GVM, crew has continued to grade the roads as moisture allows, applying recycled asphalt where needed, and replaced 80' of buck n rail fencing. The crew continues preventative maintenance and repairs to our ageing equipment. The Road & Recreation Budget committee completed a Capital Reserve Study which helped us to judge how healthy GVM's capital reserve account is and what the true risks are 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. There has been discussion in the board meetings concerning the condition of the dams, at all three lakes investigating the risk to these dams, the potential cost in replacing them and what could be done to mitigate this risk, Steve will report more about this project in his manager's report. The board approved the purchase and installation of a security camera to monitor the trash area. The staff has found several gallons of oil, bicycles, exercise equipment and televisions being thrown away. A camera may be a deterrent to Non GVM members as well as monitor what is being put in the trash. Rick invited the public to attend the monthly board meetings.

Frank Winter, President, Water and Sewer Association, reported for the Association. The board implemented the recommendations made during the vulnerability study - in conjunction with a plan to continue to replace system piping (deep bury) the Association will be able to continue to provide reliable and safe drinking water to the community system residents. The deep bury is a slow but steady process because the Association is keeping within the specified budget and not borrowing money. The board also agreed to keep the septic pump rebate in place which means every three years Water and Sewer members get a \$100.00 rebate when they have their septic tank pumped.

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

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

- A. First things first. This Association runs the way it does with the dedication and hard work of a LOT of people. I don't deserve credit for all the work and care that goes into making GVM run smoothly all year long. I want to acknowledge and thank:
  - a. The GVM staff for knowing and performing their jobs so well and with so much dedication.
  - b. The GVM boards of directors for their time and attention to all of the major decisions and legal considerations we face each month.
  - c. The GVM Committees (ARC, Ecology, Nomination) for their experience and commitment to the community.
  - d. The Glacier Gals for their ever present compassion and proactiveness in serving our community.

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- e. YOU. Our residents for supporting us and having confidence in our desire to make GVM a special place for you. Your words of encouragement and realistic sense of what it takes to live in the mountains are so appreciated.
- B. See April/May monthly collections summary below. These numbers are unchanged from last month.

<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>	
APRIL	\$7,492.39	\$2,436.80	\$240.00	APRIL	31,997.87	102.50		
MAY	\$7,547.39	\$2,481.80	\$240.00	MAY	32,160.87	102.50		39,708.26
	-\$55.00	\$45.00	\$0.00		-\$163.00	\$0.00		
BILLING	\$105.00			BILLING	225.00			
ACTUAL				ACTUAL				
COLLECTED	\$50.00			COLLECTED	62.00			\$112.00
<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>	<b>Total</b>	
APRIL	\$9,561.03	\$5,661.00	\$0.00	MARCH	18,038.32	551.00		
MAY	\$8,787.93	\$5,706.00	\$0.00	APRIL	17,810.32	551.00		26,598.25
	\$773.10	\$45.00	\$0.00		\$228.00	\$0.00		
Billing/Late	\$111.00			Billing/Late	240.00			
ACTUAL				ACTUAL				
COLLECTED	\$884.10			COLLECTED	468.00			\$1,352.10

- C. Educational article is provided on the topic covenant enforcement and what options an HOA has to resolve them.
- D. Our office computer upgrade project will start this summer following the Road & Recreation billing period. The hardware replacement will precede the Yardi Property Management Software upgrade.
- E. New trash sign and camera have been ordered.

**Road and Recreation Association**

- A. Road grading was completed on Eiger Rd., Mt.Montcalm Dr., Bald Mtn, Dr., and Steep Mtn. Ct. New recycled asphalt applied to a section of Bald Mtn. Dr. and Sheep Mtn. Ct.
- B. Located a truck to replace our 1964 International and our 2000 GMC 2500. We have agreed to purchase a 2011 RAM 5500 with a snowplow and large dump bed included for \$46,000. Inspection passed and we are arranging transportation from Maine to Colorado.
- C. Began the annual process of weed eating and mowing greenbelt and roadside areas.
- D. Worked with Ecology Committee to identify need for weed spraying. Decided that we do not need to hire a commercial sprayer this year since the noxious weed population is down significantly.
- E. Began removing large vegetation on the face of Riddle Lake dam including large willows and juniper trees.
- F. Our second fish stocking for the year has been ordered for June 26<sup>th</sup>. Lake levels are ALL FULL for now.

**Water & Sewer Association**

- A. Continuing to work with engineer, Boyd Hanzon on the Design Report for the 12<sup>th</sup> Filing Ion Exchange System. Water samples have been taken and submitted for all 4 wells. The response deadline to the State health department is July 11, 2013 which we will make.
- B. The Wetterhorn and Mt. Massive/LaPlata deep bury project is still scheduled for July 9-22. We will start earlier on the Mt. Massive line since that is much easier and doesn't impact residents' access to their homes. Material is all on hand now. Three circuits of heat tape will be eliminated with these two projects.
- C. The Wastewater Treatment Plant had a violation for Ammonia Nitrogen in the month of May. After a lot of troubleshooting, we found the SBR pump air intake hoses had become damage and detached from the nozzles. The lack of proper aeration is the cause of the failure. The plant came back into compliance on June 19. Monthly compliance samples will be drawn next week.
- D. The 4<sup>th</sup> Filing Water Treatment plant had a system pressure problem on Saturday, 6/15/13. GVM Ops investigated and found the main system pump to be under-performing. Presumed failure. We ran the system with a back-up pump and planned to replace the main pump. However, the main pump resumed working correctly again. We are in "wait and see" mode now and have a spare pump on hand if needed.

**Volunteer of the Year Award goes to Linda Petrie.**

**JOINT COMMITTEE REPORTS:**

**Architectural Review Committee (ARC)** Steve Horsmon, GVM Manager, reported for the committee: The economy seems to be improving as the number of building applications received by the ARC, for a few homes but mainly garages, additions and sheds have increased this year. The committee members are working with those in the 12<sup>th</sup> and 9<sup>th</sup> filing burn area, application fees are waived for the current property owners who choose to replace any approved structure that was lost in the burn area. The Committee is expediting the application process by reviewing plans when they are submitted.

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

- 1) Great community of land stewards, managing noxious weeds, spraying for Mountain Pine Beetle, thinning trees to make a healthy forest and defensible space. I wish to reinforce what has been said about recycling aluminum cans. I have taken loads to town and returned with \$65 for Glacier Gals.
- 2) Noxious weeds
  - a) Have made great progress on Canada thistle and Common Mullein. So much progress we probably won't need to spend \$ on a private contractor to spray along roads or greenbelts.
  - b) Grass quality in greenbelts outstanding from several years of strategic mowing.
  - c) Now turning attention to diffuse knapweed (County alert last year) and be on lookout for Leafy spurge, patch discovered at 282 Cucharas.
  - d) Owners of horse property need to be on the lookout for houndstongue as it is toxic to horses.
  - e) Request help from community to be "weed spotters" to help us identify where there are weeds along the roads.
  - f) Come visit next door to recognize the weeds.

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- g) New efforts are the Water Treatment Plant and Gate 1 which have severe infestations of diffuse knapweed.
- 3) Sprayed for MPB again this year, same trees except for those in 12<sup>th</sup> filing along the Porter Trail which were killed by the fire - \$1200.
- 4) Demonstration Garden: please visit to identify which plants can grow up here with little water.
- 5) Trails maintenance will continue this year as in the past.
- 6) Ticks are active this year.
- 7) We continue to need new members, so come meet the committee on the 2<sup>nd</sup> Wednesday at 6:30 at the GVM Office, downstairs.

## **Budget Committee Reports 2013-2014**

### **2013-2014 Road & Recreation Budget Committee Report**

#### **Budget Committee Members**

Mike Corbin– Chairperson

Linda Petrie

Diana Reeves

Gene Bade

AJ Shilling

Cal Bruxvoort – GVM R&R Treasurer

On March 25th, 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 2012-2013 budget year and the Proposed Budget for 2013-2014.

Based on the information we reviewed, it is our opinion that no increase in the R&R dues will be needed for 2013-2014. Some income items are projected to be slightly higher than estimated last year and expenses slightly lower.

The GVM Manager updated the Capital Reserve Study for the committee which helped us to judge how healthy GVM's capital reserve account is and what the true risks were to this fund. The study showed that the fund is 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 2013-2014. The committee would like to see this Capital Reserve Study updated each year.

The committee had a discussion of how the cost of the erosion control for the 12 filing was charged. A majority of the committee felt that this should have been charged as an operations expense rather than as a capital expense. This would be an accounting change and would not affect the over all budget. One other change the committee recommends is to delete the budget line of \$10,500 for contingency. Only \$1800 has been charged to this line in the last 8 years and having a contingency line tends to hide what the money was spent for. With this change you will still have the same amount of money for contingency but when the money is spent it will be charged to the appropriate line item which will give traceability.

The committee also reviewed the trash budget and believes that for 2013-2014 GVM has adequate funds. But looking to 2014-2015 an increase in fees may well be required.

So to summarize we believe that GVM is financially healthy and that no increase is needed in the dues or the trash fees.

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 could be a very large expense which GVM would have a great deal of trouble in covering. The GVM Manager is investigating the risk to

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these dams, the potential cost in replacing them and what could be done to mitigate this risk. He has contacted CSU as a potential partner to study this issue. 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

2013-2014 - Cap increased by 2012 CPI-U 2.1% to \$424.11

### **2013-2014 Water & Sewer Budget Committee Recommendations**

#### **Budget Committee Members**

Ed Baron – Chairperson

Francis Feist

Victoria Baron

Jerry Tucker

Ed Younger

Jim Petrie – GVM W&S Treasurer

Final Committee meeting held 3/28/13

#### **Summary of Proposed Budgets**

The Budget Committee began meeting on March 28, 2013. 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. The projected revenues for the end of the current fiscal year are on target and expenses are projected to be lower than budgeted. With \$133,079 in capital reserves, it was proposed that no additional contribution to capital reserves is needed. There were no capital expenditures made in the current fiscal year. The committee recommends that no adjustment be made to the current annual dues amount of \$174.00

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 revenues for the end of the current fiscal year are projected to be slightly higher than budgeted and total expenses are projected to be about 10% lower. 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 \$79,846. (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 12th Filing community systems. The revenues for the end of the current fiscal year are projected to be about 10% lower than budgeted and total expenses are projected to hit the target budget. The wildfire

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last year in the 12th Filing took homes which were charged full User Fees and they are now charged half of that amount for the Availability Fee. The reduction of homes on the system only slightly reduces the overall operating costs. The committee recommends a contribution of \$2,000 to the existing capital reserve balance of \$50,400. Future work is anticipated for State compliance issues involving the Ion Exchange treatment system. Community Well #4 is still not connected and will not be needed in the foreseeable future. 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

No dues increase recommended for 2013-2014 fiscal year. Current dues are \$174 (improved) and \$87 (unimproved)

With a current balance of \$133,079 in capital, no additional contribution to the 2013-2014 capital reserve funds is recommended.

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

No changes to annual fees are recommended.

Recommend a contribution of \$40,000 to the capital reserve funds.

Annual Fees	2013-2014
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
3rd Filing Sewer Only Lots	
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 – 12th Filing Community System

No changes to annual fees are recommended.

Recommend a contribution of \$2,000 to the capital reserve fund.

Annual Fees	2013-2014
Water Only	
Improved Lots	\$600.00
Monthly Payment with Dues Included:	\$64.50
Unimproved Lots	\$300.00
Monthly Payment with Dues Included:	\$32.25
Sewer Only	
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 asked if members will be required to take down burned and dead trees. The manager stated presently there is no State, County, or HOA, regulations to force people to take down burned trees.

A member asked if there are funds or grants available to vacant property owners. The manager stated that most organizations focus on properties that lost homes. There are sandbags available for erosion control but not a lot of other help going on.

**NEW BUSINESS:**

- A) Road & Recreation Board Discussion and Vote on 2013-2014 Budget: Jere Wallack, moved to approve the Budget as submitted, Unanimous-motion passed.
- B) Water & Sewer Board Discussion and Vote on 2013-2014 Budget: Vicky Yost moved to approve the Budget as submitted, Unanimous- motion passed.

**ELECTION RESULTS:**

Water and Sewer: Ed Baron was elected to fill a vacant position for a two year term.  
Jim Petrie was re-elected to serve a two year term.

Road and Recreation: A.J. Shilling and Don Herman were elected to fill a vacant position for a two year term.

Linda Adams was re-elected to serve a two year term.

Rick Snow moved to adjourn at 11:30 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  
A.J. Shilling – Treasurer  
Don Herman – Secretary  
Ted Rodenbeck – Director

**Water and Sewer Board Appointments:**

Frank Winter – President  
Gene Bade – Vice-President  
Jim Petrie – Treasurer  
Ginny Blanz – Secretary  
Ed Baron – Director