

Rough Draft

GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER AND SEWER ASSOCIATION  
ANNUAL MEETING  
June 23, 2018

**ATTENDANCE:**

Water and Sewer

Jim Petrie – President  
David Birks – Vice-President  
Dan Barbour – Treasurer  
Pete Davis – Secretary (absent)  
Lynn Johnson - Director

Road and Recreation

Don Herman – President  
Ed Bingham – Vice-President  
Linda Petrie – Treasurer  
Jim Casadevall – Secretary  
Bill Hobbs – Director

**STAFF:**

Larry Maybon – Manager  
Mary Keller – CR/Office Assistant  
Deanna Snell – Accountant  
Frank Stanek – Water System Operator  
Chris White – Maintenance  
Matthew Serviss – Maintenance

Registration to Vote 8:00 – 9:00

Agenda Amendments: Under Committee Reports in between item b and c, add Road Improvement Committee report.

At 9:00 a.m., Jim Petrie, Water & Sewer President, welcomed and introduced guest speakers: Vanessa Fournier, Fire Chief, Glacier View Fire District, Shane Craig, District Wildlife Manager, Becky Weeder, Glacier Gals, President, and Diana Reeves, North Forty Community Alliance

**GUEST SPEAKERS:**

**Vanessa Fournier, Fire Chief, reported for the Glacier View Fire Protection District:**

Vanessa explained that the GVM Fire District is a volunteer department whose volunteers are on call all hours. The only compensation volunteers receive is that after 20 years of service there is a \$200.00/month retirement benefit. Vanessa stated that most of the District's income comes from the mill levy. Because of the Gallagher Amendment, the assessment rate for residential property has declined over the years. There is a possibility that the Fire District could lose up to 20% or up to \$20,000 of the budget. The Fire District will share more information when it becomes available. Things residents can do to help volunteers do their job: 1. See a fire-report it. 2. Keep your wood burning chimney clean and keep a chimney fire suppressant available. 3. If you are evacuated from your home because of a fire, close inside doors as you leave. 4. Practice fire mitigation on your property. 5. If you own a drone, please do not fly over any fire district operation including accidents. If a drone is in the sky, the district cannot order air resources. 6. Members should purchase a reflective address sign and place it in a visible place, so emergency personnel can locate homes quickly.

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**Shane Craig, Colorado Parks and Wildlife:** Shane informed the public that so far, the bear complaints are down. The goal is to keep ahead of the bear, keep your properties free of attractants, i.e., garbage, birdseed, pet foods, and grease on barbecue grills. Bear have a very keen sense of smell. Once a bear receives a "reward," such as one of these foods, it may return to the same area several times (even after food is removed) or search around the general area for similar foods. Do not let bears feel comfortable close to homes or property. If you see that a bear is starting to get a little too comfortable around people, please call 970-420-3807. If we can prevent a bear from getting in trouble it will be a better bear. Once a bear breaks into a home or garage there isn't much that can be done to save the bear. A common question: Are there mountain lions in the area? If there are deer present, then there are mountain lions. There are absolutely mountain lions in Glacier View Meadows. Keep yourself aware, keep your bushes cut.

**Becky Weeder, President, Glacier Gals:** The Glacier Gals is a social group (no dues) who donate their time and energy to fundraising activities that include recycling cans, 2 pancake breakfasts a year. Annual bake sale and sell GVM logo wear and reflective address signs. Funds raised by Glacier Gals go back into the community i.e., Local schools, Soaring Eagle. Annual Firewise event and other causes as needed. There is an organizational meeting on the 3<sup>rd</sup> Tuesday, of most months. Glacier Gals also host several social events: A potluck is held the last Saturday of the month, annual holiday potluck and an annual summer picnic. The Glacier Gals also meet twice a month once for breakfast and once a month for lunch. The Gals also participate in and make lunch for the Glacier View Meadows, Community work day.

**Diana Reeves, North Forty Community Alliance, Captain Coordinator:**

The N-40 Mountain Alliance is a cooperative of the communities along County Rd 74E, facilitated through Larimer Connects, preparing for emergencies and building resilience. The N-40 is comprised of 3 Hub locations that are central locations for current information: Glacier View Mountain Meetn's place at gate 8, Red Feather Lakes Library, Crystal Lakes Basecamp. N-Forty is a volunteer non-profit organization made up of neighbors. N-40 works alongside and supports our Volunteer Fire Departments, coordinate with disaster relief agencies like Red Cross and FEMA. Neighborhood captains have taken an assigned area to reach out to each household. They will be going door to door to talk about N-40 and how to prepare for an emergency situation. You can choose to provide information for a database about you and your family i.e., pets, medical needs, emergency contact information. Volunteers are needed, if you can help please sign up or contact Diana Reeves at 970-498-0375.

The Red Feather Lakes Library(Hub) received a \$100,000.00 grant for solar plans.

**ANNUAL MEETING CALL TO ORDER:**

Jim Petrie, President, Water & Sewer Association, called the annual meeting to order at 9:45 a.m. (*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.*) It was determined that a quorum of the membership was present and the Annual Meeting Notification was sent on time.

**Introduction of Board members and Staff:** All Board members were present except Pete Davis who was excused. All staff members were present.

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**Public Input procedures:** Jim explained the procedure and ground rules for public input.

**PUBLIC INPUT:**

A resident asked what the plan is for stocking the lakes this year. The resident also inquired about the size of the fish. GVM Manager, Larry Maybon, stated that because of the high cost of fish this year they will be stocked twice. Fish this year are between 10” and 12”. The member suggested stocking the lakes on Memorial Day, Fourth of July and a light stocking Labor Day.

A member asked several questions concerning covenant violations in the 12th filing and what is being done to correct the violations. The GVM manager stated that several steps are followed including verbal, sending letters, fines, filing liens and at times involving county agencies. The member suggested that the board consider raising the fines. It was also explained that the process is slow, but the procedures put into place are to protect all property owners.

One of the County Commissioner’s started a conversation concerning social media and people getting animated. There are issues in GVM however being kind to one another usually works better than hostility.

A local realtor talked about working with GVM staff and Board members and wants the working relationship to continue. Working with an HOA that uses a management company it is difficult and costly to the members.

**REVIEW OF ANNUAL MEETING MINUTES DATED:** June 24, 2017

Don Herman, Road & Recreation, moved to accept the June 24, 2017 minutes as written. David Birks, Water & Sewer, 2<sup>nd</sup>, Unanimous-motion passed.

**ELECTIONS:**

Introduction of Candidates: By Nominating Committee Chair, Adrian “Buzz” Sweeney  
There are two (2) openings on the R&R Board, and three (3) openings on the W&S Board.

**Road & Recreation**

Bob Anderson  
Incumbent, Ed Bingham (Ed pulled out of the running)  
David Birks  
Jenny Rogers

**Water & Sewer– Once called, each candidate will introduce themselves**

Incumbent: Dan Barbour  
Barb Bowman  
Gordon Nuttall  
C.J. Tripoli  
Pete Davis (volunteered to run after viewpoint published)

**Nominations from the floor:** None

## CONDUCT THE VOTE

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

- A. **Linda Petrie, 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. Total dues collected are 101.0%. Total income is 109.0% Total expenditures are 84.75%. Total Remaining Funds (carry over) is \$100,100. Capital Reserves currently available \$125,295.00. Trash income is at 100.0% and Total trash expenses are 84.2%.
- B. **Dan Barbour, 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 the 8<sup>th</sup> month or 67% of the budget year. Account 001 income 112% and expenses at 71%. Account 002 income 107% and expenses 57%. Account 003 income 104% and expenses 52%. Consolidated Totals: Income at 108%. Total Expenses at 63%.

### PRESIDENTS' REPORTS:

- A. **Don Herman, President, Road and Recreation Association**, Don presented a synopsis of summary (inserted below) of R&R board business and decisions this past year:

July 19, 2017 – Joint Meeting

- New board member orientation (meeting procedures, Goldberg's Rules of Order, Executive Sessions, Meeting attendance requirements, Code of Conduct)

August 16, 2017

- All committee spending must be approved by the manager or accountant (for cost control)

September 20, 2017

- Approved up to \$500 for communication equipment enabling the Mountain Meeting Place to be used for North 40 Mountain Alliance Hub.
- RV trailers on vacant lots > 6 months – Approval daily fines after 3<sup>rd</sup> notice

October 18, 2017 – Joint Meeting

- Acceptance of credit card payments, with fees paid by card holder – Approved

November 15, 2017

- Approval for up to 4 horses on a combined lot (each allowed for 2 horses)

January 17, 2018

- Approval for up to 3 horses on a combined lot (each allowed for 2 horses)
- Full membership privileges (e.g. fishing, slash pile use, etc.) for special members – Denied for new requests, but maintained for current special members paying full membership dues.

February 21, 2018

- Firewise slash pile usage request – approved for up to 20 loads, with no more than 5 from non-GVM properties.

March 21, 2018 Joint Meeting

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- Goldberg's Rules of Order changes – Confirm quorum before calling meeting to order, Move Public input from end of meeting to after committee reports and Old/New business, and Motions only during Old/New business

April 18, 2018

- N40 Mountain Alliance requests – left to Manager's discretion, unless funds are needed for materials, which board will need to approve

May 16, 2018

- ARC Single-Family Residence Definitions - approved
- Fishing passes only available to GVM residents – approved
- Creation of a special Road Committee – approved

For more details on the discussions and decisions, see the meeting minutes published on the GVM website.

- B. **Jim Petrie, President, Water and Sewer Association**, reported for the Association. Jim explained that a condition of ownership in Glacier View requires every owner (except the first filing) including those on the community system to pay their share of administration costs regarding the Augmentation plan. Improved lots are at \$174/year and unimproved \$87.00/year.
- Jim explained that some residents who have their own well and septic are under the impression they are paying for the community system, waste water treatment plant and deep-bury projects. Only members who have property fed by the Community system pay these costs.
- Members that are on the community Water & Sewer pay dues and an additional 1,044/year. The waste water treatment plant at gate 5 is used by the county as an example of what other communities like ours should be using.
- Jim stated that Water & Sewer members are entitled to a \$100.00 rebate once every three years when they have their septic tank pumped. The rebate program is designed to encourage members to maintain their septic system and in turn help keep the ground water safe.
- A member asked about using yeast in his septic system. It was agreed that yeast does break down solids, but it would be based on use of the system i.e., full time, part time, how many people in the home. Jim Petrie stated that a person could put a 10-foot pole in the septic tank to measure the sludge. If you feel sludge it is time to have your septic pumped.

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

### **Road and Recreation Association**

- A. To date the GVM staff have delivered 124 loads of road base, recycled asphalt and other rock material since the purchase of the 14-yard dump truck last year. There will be a heavy emphasis of bringing new road base to build up the GVM roads again. Working with the new road advisory committee will be a corporation process to aid in the roads this year.
- B. Since the last annual meeting over two dozen letters were sent out to GVM residents for possible violations, warnings and fines.
- C. The new GVM maps are in the office and can be purchased for the same price of \$1.

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- D. This year's volunteer work day will be on Aug. 11 this year, GVM residents are needed for road sign repair this year on that day.
- E. The annual kids fishing derby will take place Aug 18 of this year, look for emails and flyers for further news.

**Water & Sewer Association**

- A. All water and wastewater plants running well and in compliance.
- B. The deep bury phase off Green Mountain and Mount Massive will hopefully start July 9<sup>th</sup> this year. Updates and further news will be in emails and letters to those residents in that area.
- C. A contract is in place with PES to finally get the 12<sup>th</sup> filing ion water exchange water treatment system updated/replaced later this year and get all license issues in compliance with the state.

**COMMITTEE REPORTS:**

- A. **Architectural Review Committee (ARC)** Ed Bingham reported for the committee: ARC committee members are Kevin Snell, Chairperson, A.J. Shilling, Lori Davis, Michael O'Brian and Ed Bingham, Board Committee, Ex-officio. Ed reported that during the 2017-2018 fiscal year, the ARC approved 7 residences, 9 garages/pole barns, 15 sheds, 13 fences, decks, siding etc.
- B. **Ecology and Trails Committee:** Dan Barbour, Chairperson, reported for the committee:
  - Introduced members present
  - Ecology team actively works Trails, Demo garden, Noxious Weeds and manages the Speaker Series. Educate, assist, inform, and enhance environment of GVM
  - The Ecology Blog website (link off GVM website under "Committees –Ecology")
  - Trails 2017-2018
  - Trails Committee
    - Trails Committee led by Linda Petrie
    - All trails are maintained by volunteers
  - Demo Garden
    - Demo Garden chaired by Susan Lamb
    - Documents have been updated
    - Spring maintenance workday occurred before Father's Day
  - Speaker Series
    - Speaker Series led by Gordon Nuttall
    - Every 2<sup>nd</sup> Tue at 6:30pm Monthly at Mountain Meetn' Place. Schedules updated on Next Door and Ecology Blog
  - Weeds
    - The Weed Committee led by Renee Popp
    - Commercial Spraying occurred during the week of June 11<sup>th</sup>. The Ecology Committee has managed weeds in community greenbelts for years and now starting roadside work. Spraying is helping to maintain and restore the native ecology of the area and lessen the spread of noxious weeds. There are no health or safety risks to you or your pets from indirect effect nor does it get into the ground water from the herbicide used. If you have questions concerning weeds or need herbicide, please contact Renee.
- C. **Road Improvement Committee:** Marsha Anderson presented the report (inserted below) for the Committee: When the Road and Rec Board voted to create a Road Advisory Committee

with Pete Davis to head it up, he opened it up to any residents who wanted to be a part of it. At the initial meeting, 18 residents attended and 12 signed up to be on the committee. Although these members will be the ones reviewing current situations related to road conditions and best practices universally used on similar type roads, all meetings are open to residents who would like to attend and contribute constructive information. Meetings are held from 5:30 to 7 Wednesday evenings at the Mountain Meeting Place.

Our goal is to research methods of taking care of our roads and controlling traffic in a safe and acceptable condition at a reasonable cost. The summary will be presented to the Board of Directors and Staff to consider incorporating into the current methods. This summary will be available for review by all residents after completion. Summary updates of our weekly meetings are sent to the Board and also passed on to Gordon, who summarizes them on Nextdoor.

Being early in our mission, we have little to report at this time but wanted to take advantage of the Annual Meeting to briefly inform everyone what we have been discussing. As it has been mentioned on various occasions, dirt road conditions are controlled by three factors: 1) the original installation and upkeep of the roads 2) weather and 3) traffic. To get a firsthand visual of the current road conditions, it was decided that we should inspect all of the roads. This was done by a group of the members who assessed and rated them from 1 to 5 with 1 being best and 5 the worst. At the time of inspection, the overall average score was an acceptable 3 with some areas, as expected, needing additional work. The inspection was done shortly after recent moisture and while spring maintenance was being done by the crew. As we anticipated, as little as a week later conditions had deteriorated with the lack of moisture and a busy holiday weekend. Washboards and dust have become a big issue again. Our assessment results, along with how quickly conditions changed, will be valuable when we get headlong into possible methods to improve these and other conditions associated with weather, traffic and maintenance.

One of our discussions involved improving communication between the Board/Staff and the residents. At this point, our email system seems the best method, although others are being investigated. We currently have just over half of the residents with an email registered on the listing and an effort will be addressed on how to improve that as well as suggestions to what kind of information should be sent out on a regular basis.

Although many of us do things that help prevent road issues in our areas, others could also help by doing some simple things around their property such as improving drainage, which is always an issue for roads since it causes ruts and standing water during heavy rains and melting snow. The Committee has come up with a list of ideas that property owners could use to help our road conditions in addition to the obvious one of slowing down when driving. This list is available on the back table for those who would like one.

As mentioned earlier, we have had little time to accumulate much constructive information. We are looking at the simple things first that may not be directly involved in road maintenance, but soon will be discussing our roads with outside road experts, visiting other communities with roads similar to ours and investigating studies made throughout the country by various agencies and universities on methods of maintaining gravel roads. We understand that this issue is a priority, but we feel if given adequate time, we can establish reasonable road condition expectations and learn how others have handled their roads to achieve those expectations.

D. **Budget Committee Reports 2018-2019**  
**2018-2019 Road & Recreation Budget Committee Report**

Linda Petrie, Road & Recreation Treasurer, reported for the budget committee.

Budget Committee Members: Mike Corbin - Chairperson, Fred Delano, Nancy Casadevall, Pam Weaver and Linda Petrie, GVM R&R Treasurer.

#### Summary of Budget Committee Recommendations

On March 20, 2018, 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 2017-2018 budget year, the Capital Reserve Study and the Proposed Budget for 2018-2019.

*Based on the information we reviewed it is our opinion that the R&R dues need not be raised for the 2018-2019 fiscal year.*

*Also, the committee has recommended there be no increase in the annual optional trash service fee of \$45. The committee expects that the trash fee will need to be increased slightly for the 2019-2020 fiscal year.*

Our review showed that the Association is on firm financial grounds and is managing its resources wisely.

#### Road and Recreation Dues Cap Summary

2015-2016 - Cap increased by 2014 CPI-U 1.6% to \$437.36

2016-2017 - Cap increased by 2015 CPI-U 0.1% to \$437.80

2017-2018 - Cap increased by 2016 CPI-U 1.3% to \$443.49

2018-2019 - Cap increased by 2017 CPI-U 2.1% to \$452.80

### **2018-2019 Water & Sewer Budget Committee Report**

Jerry Tucker, Water & Sewer Budget Committee chair, reported for the committee

Budget Committee Members: Jerry Tucker, Chair, Dave Weaver, Larry Maybon, GVM manager and Dan Barbour, Water & Sewer Association, Treasurer.

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

##### **Water & Sewer Budget Account 001 – Management**

The Budget Committee met on March 6, 2018. 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 7 months remaining in the fiscal year, the projected revenues for the end of the current fiscal year are projected to be about \$17,000 higher than budgeted due to higher than anticipated carry-forward amount. Total expenses are projected to be about \$600 less than budgeted. With \$70,755 in capital reserves it was proposed that no additional contribution to capital reserves is needed. ***The committee recommends that no adjustment be made to the current annual dues amount of \$174.00 for improved lots and \$87.00 for unimproved lots.***

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 projected revenues for the end of the current fiscal year are projected to be about \$41,652 higher than budgeted due to a higher than anticipated carry-forward amount. Total expenses are projected to be about \$13,780 lower than budgeted. The committee recommends the continuation of the deep bury projects so that system maintenance and electrical cost reductions can be accelerated. Deep Bury project is scheduled for Green Mtn. Drive July 9, 2018 at a cost of \$83,000. The Committee recommends a contribution of \$40,000 to the existing capital reserve balance of \$131,971.



***The committee recommends that no adjustment be made to the current 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. The projected revenues for the end of the current fiscal year are projected to be about \$4,621 higher than budgeted. Total expenses are projected to be about \$4,936 lower than budgeted. Future work is anticipated for State compliance issues involving the Ion Exchange treatment system which removes radium from the drinking water. Community Well #4 is still not connected and will not be needed in the foreseeable future. The committee recommends a contribution of \$2,000 to the existing balance of \$43,706 not including \$63,947 in SIA funds. ***There is no recommendation to increase the monthly water and sewer user/availability fees.***

**Budget Committee Recommendations**

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

1. No dues increase recommended for 2018-2019 fiscal year. Current dues are \$174 (improved) and \$87 (unimproved)
2. With a current balance of 70,755 in capital, no additional contribution to the 2018-2019 capital reserve funds is recommended.
3. Recommend retaining the \$100 rebate benefit to Water and Sewer members for septic tank pumping by private contractors.
4. Add \$3,500 for “Agreed Upon Procedures” in Administrative Expenses – Contract Services/Audit.

**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 fees increase recommended for 2018-2019 fiscal year.
2. Recommend a contribution of \$40,000 to the capital reserve funds.

<b><u>Annual Fees</u></b>	<b><u>2018-2019</u></b>
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 fees increase is recommended for 2018-2019 fiscal year.
2. Recommend a contribution of \$2,000 to the capital reserve funds.

<b><u>Annual Fees</u></b>	<b><u>2018-2019</u></b>
<b>Water Only</b>	
Improved Lots	\$600.00
Monthly Payment with Dues Included:	\$64.50
Unimproved Lots	\$300.00

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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

**NEW BUSINESS:**

- A) Road & Recreation Board Discussion and Vote on 2018-2019 Budget: (see above report) Ed Bingham, Road & Recreation moved to approve the 2018-2019 Road & Recreation Budget as submitted. Unanimous-motion passed.
- B) Water & Sewer Board Discussion and Vote on 2018-2019 Budget: (see above report) Dan Barbour, Water & Sewer, moved to approve the 2018-2019 Water & Sewer Budget as submitted. Unanimous-motion passed.

**ELECTIONS RESULTS:** Buzz Sweeney, reported the election results

**Water and Sewer:** Dan Barbour, Gordon Nuttall and C.J. Tripoli were elected to fill vacant positions, for a two-year term.

**Road and Recreation:** Jenny Rogers & David Birks, were elected to fill vacant positions, for a two-year term.

Don Herman moved to adjourn at 11:50 pm. Unanimous-motion passed

Appointment meetings were held after the annual meeting and the Boards selected officers as follows:

**Road and Recreation Board Appointments:**

Don Herman – President

David Birks – Vice-President

Linda Petrie – Treasurer

Jim Casadevall – Secretary

Jenny Rogers – Director

**Water and Sewer Board Appointments:**

Jim Petrie – President

C.J. Tripoli – Vice-President

Dan Barbour – Treasurer

Gordon Nuttall – Secretary

Lynn Johnson – Director