

Rough Draft

GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER AND SEWER ASSOCIATION
ANNUAL MEETING
June 29, 2019

ATTENDANCE:

Water and Sewer

Jim Petrie – President
CJ Tripoli – Vice-President
Dan Barbour – Treasurer
Gordon Nuttall – Secretary
Lynn Johnson - Director

Road and Recreation

Don Herman – President
David Birks – Vice-President
Linda Petrie – Treasurer
Jim Casadevall – Secretary
Jenny Rogers – Director (absent)

STAFF:

Larry Maybon – Manager
Mary Keller – CR/Office Assistant
Deanna Snell – Accountant
Matthew Serviss – Maintenance

Registration to Vote 8:00 – 9:00

Agenda Amendments: Guest Speaker, Vanessa Fournier, Fire Chief, will be the third speaker.

At 9:00 a.m., Don Herman, Road & Recreation President, welcomed and introduced guest speakers: Vanessa Fournier, Fire Chief, Becky Weeder, Glacier Gals, President, and Darlene Kilpatrick, North Forty Community Alliance.

GUEST SPEAKERS:

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, Fire District, Red Feather Lakes Library event and other causes as needed. There is an organizational meeting on the 3rd 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.

Darlene Kilpatrick, North Forty Community Alliance, Captain Coordinator:

The N-40 Mountain Alliance was established in response to High Park Fire. It is a cooperative of the communities along County Rd 74E, facilitated through Larimer Connects, preparing for emergencies and building resilience. In an emergency it is hard to think clearly, N-40 will help you prepare in advance i.e., flyer with instructions and a to go bag, emergency simulations. The N-40 has 3 Hubs that are central locations you can go to and obtain current information and has cell phone and internet service: Glacier View, Mountain Meets' Place at gate 8, Red Feather Lakes Library, and Crystal Lakes Basecamp. Magic Sky Ranch (across from Sundance Trail Ranch)

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located on HWY 74E is a Red Cross shelter for evacuees to go if activated by the Larimer Emergency Management. N-40 is a volunteer non-profit organization made up of neighbors. It works alongside and supports our Volunteer Fire Districts, coordinates with disaster relief agencies like Red Cross, Larimer Office of Emergency Management, and FEMA. Neighborhood captains have an assigned area to reach out to each household with information on how to prepare for an emergency. You can choose to provide information for a registry about you and your family i.e., pets, medical needs and emergency contact information that will aid in evacuation and recovery. If you have questions, want to sign up, or volunteer, contact Diana Reeves at 970-498-0375 or the website n40alliance.org.

Question: Do I have to sign up? No, you are not required to sign up or provide information, but we can't help you after the fact. Question: What if the power goes out? There is a generator that will supply power to the GVM Hub and Fire House.

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

Vanessa explained evacuation procedures have changed since High Park Fire. We had two weeks to prepare for evacuation, when it came time to evacuate, people were in town or at work and could not get back into GVM to pick up pets or anything else. As a result, we now use the terms voluntary and mandatory evacuation. All evacuation instructions provided by officials should be followed immediately for your safety. We can't force you to leave but you should understand that once an evacuation is called, it is because there is imminent danger and we may not be able to come back until that danger has passed.

Prepare ahead for an emergency evacuation: Plan escape route options in case one route is blocked by fire or emergency vehicles and equipment. Prepare an Emergency supply kit before a disaster occurs, take an inventory of your home, take pictures of your belongings, (this will make it easier for your insurance claim), pack insurance documents, birth certificates, health records, change of clothes, medications, credit card and money.

Question: During the High Park Fire there were signs with arrows pointing to the evacuation route. Should there be permanent signs placed? It was stated that the route out could change i.e. the road could be blocked. It was also stated that there are evacuation route maps posted at the mailboxes at gates 1, 8, and 10. It is also available at n40alliance.org. you can get one online. If an evacuation is called the sheriff's department comes up to help and someone will go door to door.

Things residents can do to help the Fire Department: 1. See a fire, report it. 2. Practice fire mitigation on your property.

Question: Can a resident burn on their own property, what are the requirements? If it is a slash pile, they must have a county permit. If the property is in GVM a permit will not be approved because there are community slash piles for residents to use. If there is not a fire restriction, residents can have a small campfire. Those properties located outside of Glacier View do not have a community slash pile and may be granted burn permits.

The Fire District is hosting a slash and haul day on August 17. If you would like to be included and/or have questions, concerning material restriction and size, call the GVFD at 493-3353.

ANNUAL MEETING CALL TO ORDER:

Don Herman, President, Road & Recreation Association, called the annual meeting to order at 9:38 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.

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Introduction of Board members and Staff: All Board members were present except Jenny Rogers who resigned, the position will be appointed later today. Staff members present Larry Maybon, Mary Keller, Dee Snell and Matt Serviss. Larry notified the membership that a field maintenance person will be hired soon.

Don Herman thanked Linda Petrie whose two-year term is up for her service on the Board. Don also thanked the volunteers who are helping with registration and counting ballots.

Public Input (limited to three minutes) Comments and Questions:

- Complimented the work done on the street signs.
- Will the association be hauling more road base in? Yes, we have been and will continue to bring road base in. It is costing more because we do not have a dump truck. The R&R Board will evaluate the need and funds for a dump truck this coming year.
- A member thanked the Boards for their support in keeping GVM government local.
- A member thanked everyone for organizing and working the picnic last night.
- A member asked, “how is the best way to communicate road issues i.e., culverts, road conditions, did you know?”. The manager stated in person, email or phone. Sometimes face to face works better for explaining what and where. Don explained that it is best to address complaints to the manager rather than board members. If a member is not satisfied with the outcome of the complaint, then come to the board.
- A member thanked the manager for publishing ATV and camper rules in the Viewpoint.
- Speed limit signs 20 MPH “why” they didn’t follow the 25 MPH. It was explained that the slower we go the better the road will stay. Some people are following the new speed limits. Education is the best way to address the problem. There were several comments concerning leaving potholes and washboard in the road to slow drivers down.

REVIEW OF ANNUAL MEETING MINUTES DATED: June 23, 2018

Dan Barbour Water & Sewer, moved to accept the June 23, 2018 minutes as written. David Birks, Road & Recreation, 2nd, Unanimous motion passed.

ELECTIONS:

Introduction of Candidates: In the absence of the Nominating Committee Chair, Adrian “Buzz” Sweeney, Jim Casadevall, Road & Recreation and Jim Petrie, Water & Sewer, Nominating Committee Board ex-officio, introduced the candidates.

There are three (3) openings on the R&R Board, and two (2) openings on the W&S Board.

Once called, each candidate will introduce themselves

Road & Recreation

Incumbent, Don Herman

Incumbent, Jim Casadevall

AJ Shilling

Water & Sewer

Incumbent, Jim Petrie

Incumbent, Lynn Johnson

David Lewis

Nominations from the floor: Kevin Snell

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 11th month or 91.7 % of the fiscal year. Total dues collected are 100.7% of budget. Total income is 114.2% Total expenditures are 73.12%. Total Remaining Funds (carry over) is \$204,799. Capital Reserves currently available \$111,637. Trash income is at 100.8% and Total trash expenses are 80.6%.
- 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 8th month or 67% of the budget year. Account 001 income 106% and expenses at 73%. Account 002 income 95% and expenses 70%. Account 003 income 97% and expenses 52%. Consolidated Totals: Income at 108%. Total Expenses at 66%. Total transfers to Capital \$42,000.00.

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:

Aug 2018

- Appointed Ed Bingham as an ARC committee member

Sep 2018

- Appointed Kevin Snell as ARC Chair for a 2 year term
- Approved closing the trash on holidays
- Approved moving the recycle box into the locked enclosure for a trial period until Spring

Nov 2018

- Approved a new trail in the Greenbelt off of Mount Champion Dr
- Accepted the Road Committee's report and expressed gratitude to the committee for their efforts. The Board conducted a special meeting Dec 5th to review the Road Committee's recommendations.

Jan 2019

- Approved replacing the 25 mph speed limit signs with metal 20 mph signs and post metal switchback warning signs where appropriate
- Authorized the manager to purchase a 6' heavy duty rear blade to be pulled by the tractor at a cost of \$749.00

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- Approved the revised road maintenance schedule for public posting i.e., website, newsletter and bulletin boards
- Agreed by consensus that the dump truck should be junked and directed the manager to sell it for whatever he can get

Mar 2019

- Agreed to dissolve the Special Road Committee
- Approved updating the Rules and Regulations to reflect the current GVM office hours, Monday through Friday 8:00 to 4:30 pm, and the new speed limit of 20 mile per hour

Apr 2019

- The Road & Recreation Association is now registered with DORA, no penalties or fees for prior non-registration

B. **Jim Petrie, President, Water and Sewer Association**, reported for the Association (inserted below).

Completed the section of deep bury that goes around the NE loop of Green Mtn Drive. This was a major section of deep bury to complete.

With each completed section of deep bury, we save hundreds to thousands of dollars that we do not have to pay PVREA for electrical costs for operating heat tapes that were needed to prevent the freeze up of water and sewer on the community system.

The original "shallow bury" system was based on the concept that running water doesn't freeze so the water and sewer lines were placed in concrete conduits that were only buried 6 to 12" below the road surface. However, the water and sewer were not in motion during night-time hours - so- freeze ups occurred - necessitating heat tapes - miles of them.

The only remaining shallow bury is the section from Mt Sherman up and around Sunlight Circle. We will have to decide if the cost of deep bury is worth the cost of saving electricity bills for that section.

As most of you know, there is an ever-increasing listing of Rules, Regulations and Requirements for all operations. We were recently required to change out the deep valve water valves, one near the maintenance building and one in the 12th filing. The chance of those ever back flowing was very - very minimal but is now required for correction.

The valve near the Maintenance Building has been replaced and we have until the end of July to replace the one in the 12th filing.

Please note - we have Never - ever failed a water quality test in this community. The community system is checked 3 times a week and is taken (samples) to the health department once a month (thanks to Frank Stanek).

Now I would question - those of you with individual wells - how often is your water tested?

The sewer treatment system at gate 5 is one of the Premier systems in the State. That water is 'Potable' before it is released to the leach field just East of Gate 5.

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

Joint Information:

- A. VRBO issues are becoming a bit more of an issue the past year. I have contacted the County of many of these addresses and they are aware. There are also new rules implemented by the county this year to register a VRBO (vacation rentals by owner). Many newer homeowners are being informed that GVM is for single-family residences only.
- B. Travel trailers are also on the hit list to for complaints, a bit more noticeable within the 12th filing and yes, we are enforcing the rules on several trailers within GVM. Bottom line we can't remove the trailers from any private property.
- C. The new water hydrant is a state requirement, wasn't GVM decision to replace the old frost-free hydrants. Several new state rules and regulations are being implemented this year and into the future. The flow will be slower due to underground valve and upper vacuum breaker, residents can no longer attach a hose to any public water access point. There are not a lot of water fill units to choose out there that will meet the state requirements and be frost free, plus give the residents 24-hour access.
- D. The CCR (Consumer Confidence Report) report questions or concerns, many new state regulations updated.
- E. GVM volunteer workday will take place August 10
- F. The kids fishing derby is tentatively scheduled for Aug. 17th this year.

COMMITTEE REPORTS:

- A. **Architectural Review Committee (ARC)** Kevin Snell reported for the committee: (inserted below)
Architectural Review Committee (ARC) Annual Report For fiscal year July 2018 through June 2019

<u>Application Approved as Submitted:</u>	<u>Applications Conditionally Approved:</u>
New Residences: eleven	New Residences: one change: "greenhouse" to "sunroom"
Residence Additions: two	Dog run: one-cover visible posts and rails on chain link fence with wood.
Garages/barns two	Fence: one -color must be brown, not white
Sheds: eleven	Day Cares: two-condition: acquire State licenses
Decks: four	<u>Applications denied:</u>
Solar Panels: one	one-chain link fence
Fences: two	<u>Applications Approved Requesting Variance:</u> two
Dog runs: four	Variance to Filing 12 building envelope.
Color changes: nine	Variance to setback due to terrain.
(paint, siding, roof, etc.)	
<u>ARC Decision Appeals:</u> none	

- B. **Ecology and Trails Committee:** Dan Barbour, Chairperson, reported for the committee: (Inserted below)

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Glacier View Ecology Team has active community volunteer members who work to maintain the natural beauty of our lovely neighborhood. Dan Barbour is your committee chair, but the people below are the key with their areas of focus:

- Demonstration Garden (Across from HOA office) Susan Lamb and Patty Gray
- Trails Linda Petrie and Frank Lilley
- Speaker Series April through October Gordon Nuttall (see website for scheduled presentations and topics)
- Weeds and Native Plants Ted Sammond (Renee Popp consulting)
- Website: gvmecology.com Gordon Nuttall and Nancy Casadevall.
- Wildlife (Mainly consists of posting info on our website –photos and videos) Bluebird boxes Gordon Nuttall

We meet every 2nd Tuesday April through October from 6:00-6:30pm followed by the monthly Speaker (6:30 to 7:30p) at the Mountain Meetn' Place.

Each of the team leads works with dedicated volunteers to maintain trails, work on Noxious Weed management, maintain the Demo Garden, schedule ecology related speakers and keep up our website. Some of our Speaker sessions are recorded and available via the website for those who would not attend.

Everyone is welcome and you may volunteer and assist with any of the areas and never attend a meeting, if meetings aren't your thing! Just see Dan Barbour after the meeting.

Renee Popp, reported for the Weed Committee (Inserted below)

GVM program has many aspects:

- Education and assistance to landowners
- We can make a site visit
- We provide herbicide – Sign in office
- We treat greenbelts and roadsides

Priority greenbelts are slash piles, then special areas

Because we have made so much progress in the greenbelts, we began treating roadsides last year. Roadsides are a priority because of tires, bare ground, and air currents= classic vectors

Last year we did Maroon Bells and Mt Bross Cir.

We like to expand out in a concentrated approach rather than a shotgun approach So this year we treated from Manhead Mtn. Drive to Sunlight Circle.

After we identify the work area for the year:

- Send letters
- No spray options
- Contractor uses 4 wheelers with a wand 10-15 ft or so
- No spray if wind exceeds 10 mph (anemometer)
- We accompany then all day
- So far, we have had good results with 1 year, but some places could take 2 years

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- If you know of infestations give us a call
- I will leave my card today

Question: Will the Herbicide provided kill cheatgrass. No, we are treating for thistle & knapweed. Is the herbicide harmful to animals? No, it is not, the animals should not drink or take a bath in it. However, the herbicide (Milestone) is a toxin. Use caution follow the manufacturer's directions. Glacier View offers hand and eye protection for the herbicide the committee offers.

Budget Committee Reports 2019-2020

2019-2020 Road & Recreation Budget Committee Report

Fred Delano, reported for the budget committee.

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

Summary of Budget Committee Recommendations

On March 26, 2019, 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 2018-2019 budget year, the Capital Reserve Study and the Proposed Budget for 2019-2020.

Based on the information we reviewed it is our opinion that the R&R dues need not be raised for the 2019-2020 fiscal year.

Also, the committee has recommended there be an increase in the annual optional trash service fee of \$5 to make the annual fee \$50.00

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
2019-2020 - Cap increased by 2018 CPI-U	2.4% to \$463.67

2019-2020 Water & Sewer Budget Committee Report

AJ Shilling, reported for the committee:

Budget Committee Members: Jerry Tucker, David Robinson, Ron Ames and Dan Barbour, Water & Sewer Association, Treasurer.

Summary of Proposed Budgets

The Budget Committee met on March 18, 2019. 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 8 months remaining in the fiscal year, the projected revenues for the end of the current fiscal year are projected to be about \$8,000 higher than budgeted due to higher than anticipated carry-forward amount. Total expenses are projected to be about \$2,600 higher than budgeted. With \$61,694 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 3rd, 4th, 7th, 8th, and 9th Filing community systems. The projected revenues for the end of the current fiscal year are projected to be about \$7,167 higher than budgeted due to a higher than anticipated carry-forward amount. Total expenses are projected to be about \$1,984 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 for Green Mtn. Drive was completed in September 2018 at a cost of \$92,500. The Committee recommends a contribution of \$40,000 to the existing capital reserve balance of \$78,759*. ***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 12th Filing community systems. The projected revenues for the end of the current fiscal year are projected to be about \$1,966 higher than budgeted. Total expenses are projected to be about \$1,258 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 capital reserves* balance of \$35,160* not including \$63,961 in SIA funds. ***There is no recommendation to increase the monthly water and sewer user/availability fees.***

**A Capital Reserve Study is compiled annually and reviewed by the member-populated Budget Committee. This study outlines the planning of capital assets and the future need to maintain or replenish. It is GVM policy to continue to plan and set aside such reserves (per covenant 4.2 "Annual Budget") to avoid debt and special assessments for known asset requirements.*

Summary of Budget Committee Recommendations

Water & Sewer Budget Account 001 - Management

1. No dues increase recommended for 2019-2020 fiscal year. Current dues are \$174 (improved) and \$87 (unimproved)
2. With a current balance of \$61,964 in capital, no additional contribution to the 2019-2020 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. No fees increase recommended for 2019-2020 fiscal year.
2. Recommend a contribution of \$40,000 to the capital reserve* funds.
 - a. While no active deep bury will occur in the coming budget year, reserves are being replenished in planning for the final section of Sunlight Circle.

- b. Should technology improve that can help avoid this additional deep bury, future budget review will account for any impact or savings.

<u>Annual Fees</u>	<u>2019-2020</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 – 12th Filing Community System

1. No fees increase is recommended for 2019-2020 fiscal year.
2. Recommend a contribution of \$2,000 to the capital reserve* funds.

<u>Annual Fees</u>	<u>2019-2020</u>
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

NEW BUSINESS:

- A) Road & Recreation Board Discussion and Vote on 2019-2020 Budget: (see above report) Jim Casadevall, Road & Recreation moved to approve the 2019-2020 Road & Recreation Budget as submitted. Unanimous-motion passed.
- B) Water & Sewer Board Discussion and Vote on 2019-2020 Budget: (see above report) Gordon Nuttall, Water & Sewer, moved to approve the 2019-2020 Water & Sewer Budget as submitted. Unanimous-motion passed.

ELECTIONS RESULTS: Committee Chair, Adrian Sweeney (absent). Diana Reeves, Nominating Committee, oversaw the counting and announced the election results. First Diana thanked the vote counters: Marsha Anderson, Dave Doft, Chery McKee and Sandee Hill.

Road and Recreation: Don Herman & Jim Casadevall, were elected for another two-year term and candidate AJ shilling was elected for a two-year term.

Don Herman moved to adjourn at 11:12 pm. Unanimous-motion passed

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

Road and Recreation Board Appointments:

Don Herman – President (Nominating Committee Ex-Officio)

David Birks – Vice-President (Architecture Review Committee Ex-Officio)

AJ Shilling – Treasurer (Budget Committee Ex-Officio)

Kevin Snell – Secretary (Rules Committee Ex-Officio)

Jim Casadevall – Director (Ecology Committee Ex-Officio)

Water and Sewer Board Appointments:

Jim Petrie – President (Nominating Committee Ex-Officio)

C.J. Tripoli – Vice-President

Dan Barbour – Treasurer (Budget Committee Ex-Officio)

Gordon Nuttall – Secretary (Rules Committee Ex-Officio)

Lynn Johnson – Director