

Rough draft

GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER AND SEWER ASSOCIATION  
ANNUAL MEETING  
September 19, 2020

**VIA ZOOM**

Meeting ID 839 5024 9052 Passcode: 451065

**ATTENDANCE:**

Water and Sewer (W&S)

Jim Petrie – President  
David Koster – Vice president (absent)  
Dan Barbour – Treasurer  
Larry Peterson – Secretary (interim)  
Lynn Johnson – Director

Road and Recreation (R&R)

David Birks – President  
Linda Petrie – Vice president  
AJ Shilling – Treasurer  
Kevin Snell – Secretary  
Don Herman – Director

**STAFF:**

Larry Maybon – Manager  
Mary Keller – Community Relations/Office Assistant

**CALL TO VIRTUAL ZOOM MEETING TO ORDER:**

David Birks, President, Road & Recreation Association, called the meeting to order at 9:03 a.m. Five Board members are present in person and four are attending via Zoom.

**DETERMINATION OF QUORUM OF THE MEMBERSHIP / CERTIFICATION OF NOTICE**

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 by vote and the Annual Meeting Notification was sent on time.

**PUBLIC INPUT (chat box):** A member asked what the percentage of uncollected funds is. 8 %

**REVIEW AGENDA:** Board of Directors from both associations will meet prior to the next meeting to discuss board appointments. Treasurer's Reports to be tabled to the next meeting.

**REVIEW ANNUAL MEETING MINUTES DATED:** June 29, 2019 – The minutes were accepted as printed.

**ELECTIONS: Larry Maybon, announced the election results**

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

Rough draft

**Road & Recreation Candidates:**

Incumbent, David Birks  
Incumbent, Kevin Snell  
Steve Groeteke  
Cavendar Andrews (write in)

**Water & Sewer Candidates:**

Incumbent, Dan Barbour  
Larry Peterson  
Karen Turner  
Wilfried Boehm

**ELECTIONS RESULTS:**

First, Larry thanked the vote counters for their service. Committee members are Diana Reeves, Committee Chair, Marsha Anderson, and Ann Mckay. Larry thanked all candidates who ran for a Board position.

Road and Recreation Association: David Birks & Kevin Snell, were elected for two-year term.

Water and Sewer Association: Dan Barbour, Larry Peterson & Karen Turner were elected for a two-year term.

**TREASURER'S REPORT:**

- A. Water & Sewer Association - Table to next meeting
- B. Road & Recreation Association – Table to next meeting

**PRESIDENT'S REPORT:**

- A. David Birks, President, Road & Recreation Association (report inserted below):  
Wow! What a year!  
After a quiet summer and fall we were surprised by an early heavy snow just in time to threaten Thanksgiving celebrations.  
Late winter changed our lives with the COVID-19 pandemic. We are still in the midst of chaos and the future is uncertain at best.  
Our hot/dry July set the stage for the Cameron Peak Fire. First Voluntary then Mandatory Evacuations back to Voluntary and then lifted, but I am sure we are all watching the weather and fire activity closely.  
The result of this tumultuous year is our 1st Virtual Annual Meeting. Not the way we want to conduct business, but flexibility is the watchword for 2020. The Boards and Committees have continued to conduct business as best as possible.  
Staff continues operations and is getting the job done. A shout out to the office and field teams for their efforts to keep things as normal as possible.

Rough draft

Finally, it has also been a year of change and growing pains. We have 49 new homeowners and 46 new landowners since July 2019. This represents 10% of the membership new in the last year. We welcome the 95 new owners and wish the 95 departing owners all the best.

Growing pains are evident in the number of trailer and covenant violations. The Board's and Manager are working diligently with the tools we have, to educate and correct situations as they arise.

Let's look forward to 2021 and being together for our Annual BBQ and Meeting!

B. Jim Petrie, President, Water & Sewer Association:

The maintenance crew and subcontractors have completed the replacement of a water line in the lower 8<sup>th</sup> filing. Something that has been needed for several years.

Most of the deep bury has been completed except for a section on Sunlight Cir., and it was decided to leave this section as is.

It is that time of year when the GVM office collects water meter readings. If it has not been done, please report your meter reading it is a requirement of the GVM Water Augmentation Plan. The office must report total water usage to the State of Colorado annually.

For new members of the community, and as a reminder for longtime residents, we all fall under the State Water Augmentation Plan. As a condition of well permits issued within the Glacier View Augmentation plan, residential well water is for inside use only. No outside watering.

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

It has been a challenging and difficult past year at times for all of us. GVM has seen many new faces move to the mountain, new homes being constructed and lots of different opinions being expressed throughout the community.

The staff and I have noticed with some of the before mentioned changes, is the rise of complaints. Now the problem begins that not all complaints are GVM complaints. This community is remarkably diverse in people, lifestyles, and choices. You may not like what a neighbor chooses, but at the same time, it does not mean they broke a HOA rule.

Not saying you have to like your neighbor but let us respect each other at the same time.

Take a moment and think about what you do if it has an effect on others around you? If you have an issue with your neighbor and tried to work it out with them, but things turned ugly then yes contact myself or the office. The staff and I are here to do everything we can to help all GVM residents out when it comes to most issues.

I also wanted to let newer residents know that living on the mountain is not the same as in the city. A major concern that all GVM residents must be aware of, is

Rough draft

that there is not an endless supply of water to use freely. That is why there are strict water usage rules in place. So please if in doubt, ask us before you assume.

#### **APPLICABLE COMMITTEE REPORTS:**

- A. Architectural Review Committee (ARC): None
- B. Ecology Committee: Dan Barbour, Chair, reported for the committee. Due to Covid the Ecology Committee has not met in person. However, the Trails Committee continued to improve and maintain GVM trails and the Demonstration Garden Committee continued to groom and maintain the garden. Dan also thanked Linda Petrie and Frank Lilley for taking the lead in maintaining the trails and establishing the new trail in the 10th filing. Dan also thanked Susan Lamb for her devotion to the Ecology Committee and Demonstration Garden. Susan is much appreciated for her years of service in leading the Demonstration Garden Committee. Beth Lyne kindly agreed to take the lead for the committee. Dan also thanked Gordon Nuttall (no longer in GVM) for his contributions to the Ecology Committee including his role in the Speaker Series.
- C. Budget Committee Reports and Recommendations 2020-2021 - Committees reviewed budgets by phone/email due to Covid 19 restrictions

#### Road & Recreation Budget Committee Report ( inserted below):

Budget Committee Members: Linda Petrie, Chairperson, AJ Shilling, GVM R&R Treasurer, Fred Delano and Larry Maybon, Manager.

The committee completed its review of the budget worksheets and the accompanying schedules for payroll and capital assets. The committee did not see any area of revenue or expenses that would need to be adjusted from what was submitted.

There will be no increase of Annual Dues of \$400 or Trash Fee of \$50 for HOA members and \$155.00 for Special Members.

It should be noted that the Board has previously authorized the following expenditures from the Capital Reserve fund: \$8,000 for a sand dispenser for road applications and \$25,000 for the Pavilion structure.

These expenditures when coupled with the \$40,000 contribution to be made in 2020-2021 would result in a percentage of asset coverage after trade-in values of approximately 40%.

One additional comment is that the Manager has been authorized to do improvements on various identified cul-de-sacs to provide for emergency access and provide turning ratios for vehicles. This work was started in 2019-2020 with costs being charged to the account for Road Maintenance Materials. It is anticipated that this work will continue at the Manager's discretion. No additional funds for this purpose are included in proposed budget.

Rough draft

2014-2015 - Cap increased by 2013 CPI-U 1.5% to \$430.47  
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  
2020-2021 - Cap increased by 2019 CPI-U 1.7% to \$471.78

Water & Sewer Budget Committee Report ( inserted below):

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

**Summary of Proposed Budgets**

The Budget Committee met individually with Dan Barbour late April, early May to electronically review the budget provided. They were presented with a budget study report for all three Water & Sewer Association accounts. **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 \$24,233 higher than budgeted due to higher than anticipated carry-forward amount. Total expenses are projected to be about \$3,191 higher than budgeted. Vehicles and associated reserves were permanently financially restructured to 001 from 002 and 003 and updated to realistic life cycle projections. Additional funds provided for maintenance shed expansion. The Committee recommends a contribution of \$12,500 to the existing capital reserve balance of \$43,761. ***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 \$13,462 higher than budgeted due to a higher than anticipated carry-forward amount. Total expenses are projected to be about \$4,534 lower than budgeted. The committee recommends the investigation of Arctic Trace internal heat in lieu of deep bury for Sunlight Circle to avoid excessive cost of blasting compared to the return on investment. Vehicles and associated reserves were permanently financially restructured to 001 from 002. 002 upcoming projects include leaky water line replacement, pumphouse and treatment plant updates, and required tank inspections this season. The Committee recommends a contribution of \$40,000 to the existing capital reserve balance of \$118,890. ***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 \$8,100 higher than budgeted. Total expenses are projected to be about \$385 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. Vehicles and associated reserves were permanently financially restructured to 001 from 003. The committee recommends a contribution of \$2,000 to the existing capital reserve balance of \$77,743 including \$48,977 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 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 2020-2021 fiscal year. Current dues are \$174 (improved) and \$87 (unimproved)
2. Recommend a contribution of \$12,500 to the capital reserve funds.
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 fees increase recommended for 2020-2021 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.

<b><u>Annual Fees</u></b>	<b><u>2020-2021</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**

Rough draft

1. No fees increase is recommended for 2020-2021 fiscal year.
2. Recommend a contribution of \$2,000 to the capital reserve funds.

<b><u>Annual Fees</u></b>	<b><u>2020-2021</u></b>
<b>Water Only</b>	
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

**NEW BUSINESS:**

- A. Road & Recreation Board Discussion and Vote on 2020-2021 Budget: (see above report) AJ Shilling, Road & Recreation, moved to approve the 2020-2021 Road & Recreation Budget as submitted. Unanimous motion passed.
- B. Water & Sewer Board Discussion and Vote on 2020-2021 Budget: (see above report) Dan Barbour, Water & Sewer, moved to approve the 2020-2021 Water & Sewer Budget as submitted. Unanimous motion passed.
- C. Code of Conduct By-Law addition:  
Dan Barbour moved to table the Code of Conduct By-Lay addition to the 2021 annual meeting. Until then, the board will abide by the Code of Conduct that is presently in place. Unanimous motion passed

**ADJOURN:** David Birks adjourned the meeting at 9:30 am.