

Rough Draft

GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER AND SEWER ASSOCIATION
ANNUAL MEETING
June 25, 2022
In person and via Zoom
Meeting ID: 849 1320 3195 Passcode: 266994

ATTENDANCE:

Water and Sewer (W&S)

Dan Barbour – President
Wayne Schroeder – Vice president
Karen Turner – Treasurer
Larry Peterson – Secretary
Lynn Johnson – Director

Road and Recreation (R&R)

Don Herman – President
Jim Petrie – Vice president
AJ Shilling – Treasurer
Paul Burek – Secretary
Cavender Andrews – Director

STAFF:

Mary Keller – CR/Office Assistant
Deanna Snell – Accountant
Frank Stanek – Water System Operator

GUEST SPEAKERS:

At 9:00 a.m., Dan Barbour, Water & Sewer President, welcomed and introduced guest speakers: Retired Glacier View Chief Warren Jones, Ember Alliance, Community Wildfire Protection Plan (CWPP).

Beth Sammond, President, Glacier Gals
Diana Reeves, North Forty Community Alliance (N-40)

Warren Jones, Warren reported for Ember Alliance (CWPP) and the Glacier View Fire Protection District (GVFPD): Save the date for the annual Firewise event on Saturday, July 9th, 10AM-2PM. For those who haven't registered with NOCO. When residents create a citizen opt-in account, they choose how they want to receive emergency alerts. All landline phones are automatically in the system. If you would like to receive emergency alerts on your cell phone, text device or email, it is important that you register! Sign up for emergency alerts by visiting www.nocoalert.org Warren suggested members go to the GVFPD website to read the Community Wildfire Protection Plan and The Home Ignition Zone (both available here today). CWPP's help communities assess local hazards and identify strategic investments to mitigate risk and promote preparedness. Warren also mentioned that Glacier View has a group of mitigation volunteers working in the 9th and 10th filings. The Glacier View Fire Department is recruiting neighbors who would like to join the department as a firefighter, or as a member of the new support group. If interested in either, please contact the GVFPD office at 970-493-3353.

Beth Sammond, 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, GVM logo wear sales 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 events and other causes as needed. There is an organizational meeting on the 3rd Tuesday,

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of most months. Glacier Gals also hosts 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 meets twice a month once for breakfast and once a month for lunch. If anyone has a need there are medical supplies available for checkout at no cost, i.e., crutches, walkers, shower benches etc. Beth introduced Air Med Care Network, (AMCN) representative, Amy Scott. If you or your family member experience a life-threatening emergency, air med's alliance of air ambulances can provide medical transport. Cost for air medical care can average \$18,000. But with AMCN there are no out-of-pocket expenses. Membership options are monthly to 10 years. 1 year \$85.00 and 10 years \$765.00.

Diana Reeves, N-40, Manager of the Glacier View Captains:

The N-40 Mountain Alliance was established in response to High Park Fire 2012 and the floods in 2013. N-40 a cooperative of the communities along County Rd 74E, preparing for emergencies, and building resilience. Red Feather Lakes Library is a HUB and in emergency situations people can go there to obtain current information and they have cell and internet service. N-40 is a volunteer non-profit organization made up of neighbors. N-40 works closely with the office of Emergency Management and are supported by the Red Feather Lakes Library. N 40 started the food pantry in Red Feather that feeds over 90 families a week. They are starting a new transportation service called N-40 Rides. Once a week, they will take a 13-passenger shuttle van into Fort Collins. They will drop passengers off for appointments, shopping, social events or go to the rec center at the senior center. If you have questions, want to sign up, or volunteer, contact Diana Reeves at 970-498-0375 or Contact Kim Wermers at 970-425-6678.

ANNUAL MEETING CALL TO ORDER:

Dan Barbour, President, Water & Sewer Association, called the annual meeting to order at 9:22 a.m. All Board members are present.

Dan introduced Board Members and GVM Staff.

Dan also introduced the Nominating Committee. Diana Reeves, Committee Chair, Jim Petrie, Board Ex-officio, and vote counters Marsha Anderson and Pam Peterson.

DETERMINATION OF A QUORUM:

(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 is present via ballots, and the Annual Meeting Notification was sent on time.

REVIEW OF ANNUAL MEETING MINUTES DATED: July 24, 2021

Don Herman Road & Recreation, moved to accept the July 24, 2021, minutes as written. Karen Turner, Water & Sewer, 2nd. Unanimous motion passed

TREASURER'S REPORT:

- A. AJ Shilling, 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 101.7% of budget. Total income is 110.1% Total expenditures are 81.46%. Total Remaining Funds (carry over) is \$214,199. Capital Reserves currently available \$195,.867. Trash income is at 101.3% and Total trash expenses are 93.1%.

- B.** Karen Turner, 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 113% and expenses at 66%. Account 002 income 96% and expenses 66%. Account 003 income 88% and expenses 47%. Consolidated Totals: Income at 103%. Total Expenses at 63%. Total transfers to Capital \$47,000.00.

PRESIDENTS' REPORTS:

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

August 18, 2021

Joint: Granted Karen Turner and AJ Shilling the authority to pursue and interview a replacement CPA.

January 19, 2022

R&R: Appointed Cavender Andrews to complete Kevin Snell's term that ends June of 2022.

R&R: Closed all slash piles in Glacier View Meadows and asked the GVM manager to investigate other options to clean up existing slash piles.

Joint: Engage Valor Certified Public Accountants for the compilation report and tax return.

Joint: moved to approve the Employee Covid Policy (time off for shots, gift card with proof of vaccination, test kits available).

Joint: Approved Yardi software upgrade (cloud based)

Joint : Approved referring to counsel a very preliminary review of a potential consolidation of the Road & Recreation and Water and Sewer Associations into one Association.

March 16, 2022

R&R: Approved appointing Jim Petrie to complete David Birks term that ends June of 2022.

Joint: Approved holding the Annual meeting on June 25th, 2022.

Joint: Approved to continue mail in voting this year and in future years.

Joint: Approved establishing a manager operational team and a hiring team

Operational team: Don Herman & Jim Petrie, Road & Recreation and Larry Peterson, Water & Sewer.

Hiring team: Paul Burek, Cavender Andrews, Road & Recreation, Karen Turner, Water & Sewer.

Joint: Approved retaining Larry Maybon, as the Radiation Safety Officer until his service is no longer needed and pay Larry as a consultant on "as needed" basis during the transition period.

Joint: Approved appointing Wayne Schroeder and Dan Barbour, Water & Sewer, AJ Shilling, Road & Recreation, as members of the team to investigate merging our two association into one with Wayne taking the lead.

April 20, 2022

R&R: Approved accepting the Grant of \$8,000.00 to be used towards slash disposal.

R&R: Approved the connection trail on Mount Moriah.

Joint: Approved the merger team putting together the documents needed to move forward with the merger proposal (e.g., pros and cons summery, and the bylaw proposal), for posting where needed.

Joint: Approved acquiring volunteer accident insurance.

May 18 , 2022

R&R: Approved the 1st contractors bid for chipping, hauling, and dumping fees for the disposal of two slash piles, and up to \$17,000 in addition to the \$8,000 grant of R&R funds for disposal of two existing slash piles.

R&R: Approved re-opening the 12th filing slash pile as soon as possible.

Joint: Approved the Boards sharing all information for Board discussion be included in board packets, in preparation for the consolidation.

B. Dan Barbour, President, Water and Sewer Association, reported for the Association (inserted below).

Glacier View community water and sewer is made up of a mixture of water supply and sewage processing methods across the 4,000 acres. Depending on resident's location, may be on a private well and septic tank, a cistern and septic, a community well supply and sewage, or community water and private septic or private well and community septic/leech field or some combination thereof, and is under state regulations for reporting water quality and treatment including required periodic inspections. The association maintains the community wells distribution and any community water treatment (sewage) systems. The association allows a rebate for private owners to maintain their septic system pumping once every 3 years. All water rights are granted under an Augmentation plan by the city of Greeley, which is the water rights entity.

Water supply has been challenging this year for the middle filings. I've been a full-time resident since May of 2013, and this is the first winter without a significant snowfall, and supply at our community wells has not picked up this spring. A new well was drilled and installed since this time last year, but production is still struggling to meet demand, forcing the use of trucking water at up to 5k gallons at a time from the 12th filing to the 4th to supplement consumption. (Daily consumption is as high as 30k gallons). Additional help has been hired to allow the staff to continue regular duties which were in danger of falling behind. This is a short-term band-aid and not a solution, clearly. Extreme water conservation is encouraged while additional solutions are finalized and implemented.

To that end, a search team was assembled made up of board members, community members and our lead water staff Frank Stanek, to identify infrastructure improvements and equally seek grant money to fund or share costs of these essential projects. Current focus is on the water supply for the middle filings to address increased storage capacity, efficiency of distribution, and upgrading aging infrastructure. I'd like to allow a member of the search team to provide a brief update on progress.

Paul Burek:

Jim Petrie organized a team to look at the Community Water System in the 4th filing. The main well that feeds the 4th , 7th and 8th filings is not working to capacity. We contracted Colorado Rural Water Association (CRWA) and Element Water Consulting for help in structuring solutions for both the short and long-term. The short-term solution is to drill a 4th well to support the 3 existing wells. The permit process will take us through the fall to start drilling a well . Water is being hauled to the storage tanks to supplement the wells and we will continue to haul as needed. Long-term solutions (2 to 3 years) will be improving the infrastructure. Karen Turner who is working with CRWA has been busy working on and is submitting grant requests to help fund long-term solutions including a possible loan. Frank Stanek added that improving infrastructure will include increasing storage capacity, upgrading electricity, installing meters etc.

MANAGER'S REPORT: Don Herman, President, GVM Road & Recreation Association , presented the Manager's Report (inserted below).

Previous Manager, Larry Mabon's last day was March 22nd. An operational team was appointed to help keep things running smoothly until a new manager is hired. On behalf of the boards Don has performed the duties of the acting GVM manager.

Water & Sewer Association

1. Ongoing water shortages for community storage and supply— especially for properties on the upper side of the system in 4th Filing. Decreased well output versus demand. Trucking water to fill storage tank is helping but investigating possible sites for a new well. Working with water systems engineering company to resolve issues for short-term and long-term solutions.
2. Complying with state and county regulations for testing water and radon.

Road & Recreation Association

1. Yearly repairs and maintenance on loader, backhoe, grader, to keep them running.
2. Road repairs and grading are ongoing and added new base on some roads.
3. The lakes were stocked with trout last Fall and this Spring.
4. Yardi software was incorporated in the office and is an on-going transition. Updated office computers with Office 365. Switched to ADP for outside payroll management. Looking to get online bill paying for R&R dues.
5. Slash piles were closed, and we are looking into getting them chipped this summer. Received a grant to help pay the cost to chip sand haul away. New slash pile is at Gate 16 (Little Bald Mtn Dr).

STANDING COMMITTEE REPORTS:

- A. Architectural Review Committee (ARC): Cavender Andrews, ARC Board ex officio, spoke for the committee. Committee members are Floyd Orfield, Terry Wadsworth, Sumukh Torgalkar, Mike Keller, and Jenny Rogers.

The ARC received 10 applications last month. Nine were approved and one was denied. It is a busy time of year for construction and the ARC is short staffed and needs volunteers. If anyone is interested in serving on the committee, we could use your help.

- B. Ecology Committee, Dan Barbour, Chair spoke for the committee:

Under R&R By-Laws:

D. Ecology Committee:

The Ecology Committee has the responsibility to monitor and advise the Board on all matters having an ecological impact on the development, either detrimental or beneficial. This committee will prepare and promote information for the Board and the members, which advances the knowledge and awareness of the native environment. This Committee may drive or sponsor programs, which enhance the ecology, attractiveness, and enjoyment of the community.

The Glacier View Meadows Ecology Team provides information regarding ecological issues relevant to our community that is west of Livermore, CO. Information is distributed through new homeowners' packets, brochures, special mailings, annual meeting information displays, materials at the GVM HOA office, the GVM website, the Glacier Viewpoint newsletter, and Speaker Series.

The ecology committee is a great way to get involved. We welcome all GVM residents to attend meetings and/or to work with us and your neighbors on any projects or subcommittees. (Not required to attend meetings to volunteer)

Meetings are held on the second Tuesdays of each month from April through October at 5:30pm in the Mountain Meeting Place at Gate 8, followed by a guest speaker at 6:00p with ecology related topics.

Volunteer workdays are scheduled each year and posted in advance (events subject to weather). Projects include reducing noxious weeds, restoring land, thinning forests, and maintaining nature and hiking trails. The Demonstration Garden, established in 1997, is an interpretive educational project conveniently located across from the GVM office. Trees, shrubs, and flowers adapted to our mountain environment are displayed, as are xeriscape gardening methods. Handouts are available in the information boxes at the entrance to the garden.

Dan introduced the team members present.

C. Budget Committee Reports 2022-2023

- a. Road & Recreation Budget Report for the 2022-2023 fiscal year: Fred Delano, Chair, presented the budget committee report (inserted).

GLACIER VIEW MEADOWS ROAD & RECREATION ASSOCIATION
Committee Members

AJ Shilling – GVM, Road & Recreation, Treasurer

Fred Delano Linda Petrie Bob Lewis

The committee completed its review of the budget worksheets and the accompanying schedules for capital assets.

There will be no increase in the Annual Dues of \$400. There is budgeted to be a \$96,000 cash carry forward to June 30, 2023.

There will be no increase in the Trash Fee of \$60 for HOA members and \$200.00 for Special Members.

The Manager will determine what increases will be assessed on the Fee based Dumpster.

The following changes in expenditures from the 2021-2022 budget are as follows:

Increase in Legal fees \$5,000 to \$7,000.

Increase of 15% Electric and Propane expense.

Decrease in Viewpoint newsletter of \$1,500.

Increase in Buck-N-Rail fencing of \$500.

Increase in Employee IRA from 2% to 4%.

Increase in fuel & oil expense for Association vehicles of \$4,000.

Decrease in Vehicle Maintenance of \$2,000.

No increase in Capital Reserve Contribution of \$50,000.

These expenditures when coupled with the \$50,000 contribution to be made in 2022-2023 would result in a fund balance of \$245,000 which represents a percentage of asset coverage after trade-in values of approximately 50%.

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 \$471.55
2021-2022 – Cap increased by 2020 CPI-U 1.4% to \$478.15
2022-2023 – Cap increased by 2021 CPI-U 0.9% to \$482.45

- b. Water & Sewer Budget Report for the 2022-2023 fiscal year: Karen Turner, Water & Sewer, Treasurer, presented the report (inserted).
Budget Committee Members: Ron Ames, Chair, Jerry Tucker, Stanley Sayler
Karen Turner, GVM, Water & Sewer Treasurer, Deanne Snell, GVM Bookkeeper

Summary of Budget Committee Recommendations

The Budget Committee met on March 31, 2022, to review the study reports for all three Water & Sewer Association accounts: Management Account (001), Community Water and Sewer System Account (002), and Community Water and Sewer System Account (003).

General budget recommendations include

1. Increasing payroll expense for the new ADP system by \$2,000 annually,
2. Increasing the IT budget by \$1,000 to accommodate the new accounting system, and
3. Increasing the employee IRA contributions to 4% of annual salaries.

The Committee did not approve

1. Decreasing the Viewpoint budget by \$1,000 due to the time needed to obtain significantly more property owner emails. This should be reevaluated next year.
2. Decreasing the Administrative salaries by \$15,000 given salaries of a new manager and bookkeeper are not currently known.

The following recommendations were made for the respective Water and Sewer budgets.

Management Account 001

1. No fee increase recommended for the 2022-2023 fiscal year.
2. A contribution of \$5,000 to the capital reserve account.

Community Water and Sewer Budget Account 002 – 3rd, 4th, 7th, 8th & 9th Filings

1. No fees increase recommended for 2022-2022 fiscal year.
2. A contribution of \$40,000 to the capital reserve account.
3. Purchase a backup pump at an estimated cost of \$10,000 for the Wastewater Treatment Plant.
4. Purchase pump replacements for Transfer Station at Crellin at an approximate cost of \$3,000.

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5. Purchase of a second holding tank with a 50,000 gallons capacity. to back up the current 20,000 gallon holding tank at an approximate cost of \$40,000.

Community Water and Sewer Account 003 – 12th filing

1. No fee increases for sewer users or non-users.
2. A contribution of \$2,000 to the capital reserve account

NEW BUSINESS:

- A) Road & Recreation Board Discussion and Vote on 2022-2023 Budget: (see above report).
Don Herman, Road & Recreation moved to approve the 2022-2023 Road & Recreation Budget as submitted. Unanimous motion passed.
- B) Water & Sewer Board Discussion and Vote on 2022-2023 Budget: (see above report).
Dan Barbour, Water & Sewer, moved to approve the 2022-2023 Water & Sewer Budget as submitted. Unanimous motion passed.

ELECTIONS:

Committee Chair, Diana Reeves, Nominating Committee, oversaw the counting and announced the election results.

Road and Recreation

Four candidates ran for the two (2) seats that were up for election. Cavender Andrews, Jason Howard, Joshua Roberts, and Michael O’Neill. Cavender Andrews & Michael O’Neill were elected to serve two-year term.

Water & Sewer Association

Two incumbents and one new candidate ran for the three (3) seats that were up for election. Dan Barbour, Karen Turner, and Robert Lewis were elected to serve a two-year term.

Ballot Issue – Should Glacier View Meadows Road & Recreation and Glacier View Meadows Water & Sewer Associations consolidate into a single nonprofit corporation to be known as Consolidated Glacier View Meadows Association.

Total Consolidation votes, both Boards = 322 86% yes 14% no

ADJORN: Paul Burek, Road & Recreation, moved to adjourn at 10:10 am. Wayne Schroeder, Water & Sewer 2nd. 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 (Nominating Committee Ex-Officio)
Paul Burek – Vice-President (Rules Committee)
AJ Shilling – Treasurer (Budget Committee Ex-Officio)
Michael O’Neill – Secretary (Ecology Committee Ex-Officio)
Cavender Andrews – Director (ARC Ex-Officio)

Water and Sewer Board Appointments:

Dan Barbour – President (Nominating Committee Ex-Officio)
Wayne Schroeder – Vice-President
Karen Turner – Treasurer (Budget Committee Ex-Officio)

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Robert Lewis – Secretary
Lynn Johnson – Director