

Rough Draft

GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
WATER AND SEWER ASSOCIATION
ANNUAL MEETING

June 24, 2023

In person and via Zoom

Meeting ID: 856 6153 7852 Passcode: 901183

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 (resigned 05/23)

STAFF:

Cavender Andrews – GVM Manager
Mary Keller – CR/Office Assistant
Deb Schwartz – Bookkeeper

GUEST SPEAKERS:

Don Herman, Road & Recreation, President, welcomed and introduced guest speakers:
Glacier View Fire District Chief, Dan Knox & Assistant Chief, Jim Perry
FACA, Paul Burek
Air Med Care, Amy Scott
Glacier Gals, President, Beth Sammond
North Forty Community Alliance (N-40) Diana Reeves

Fire Chief, Dan Knox, reported for the Glacier View Fire Protection District (GVFPD):
GVFPD provides emergency medical, fire, suppression, and rescue services to 59 square miles of our community. Over the year we received 99 calls, and most were medical. The Department has 18 members, 7 of which are EMT's. We are recruiting volunteers if you, or you know someone who is interested in volunteering contact the GVFPD at 970-493-3353. The Department applied for and received various funds in Grants. The website has been upgraded and has a lot of helpful information on it. For current Fire information, check Facebook and Nextdoor. Dan thanked the community for passing the 1.15 Mil levy. The funds are being put to good use upgrading the firehouse. At the end of this meeting head across the road for the Firewise event 10:00 to 2:00pm.

Paul Burek, reported for Fire Adapted Community Alliance (FACA) FACA follows the direction of the Community Wildfire Protection Plan (CWPP) helps communities assess local hazards and identify strategic investments to mitigate risk and promote preparedness making them safer from wildfire. A program will be available on the Larimer County Wildfire Partner Program website in about 18 months, and trained Ambassadors will evaluate your property for fire mitigation. If acceptable, a Certificate will be issued that you can take to your insurance company for a possible discount. There are 3 national insurance carriers that offer a discount for policyholders living within the boundaries of a recognized Firewise community, State Farm, USAA, and Allstate.

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Beth Sammond, Glacier Gals President: The Glacier Gals is a social group (no dues) who donate their time and energy to fundraising activities that include recycling cans, pancake breakfasts, bake sales, GVM logo wear sales and reflective address signs. Funds raised by Glacier Gals go back into the community i.e., local schools, Fire District, Red Feather Lakes Library events and other causes as needed. There is an organizational meeting on the 3rd Tuesday, of most months. Glacier Gals also host several social events: This year the Gals are teaming up with the Lyons Club to host the Red Feather Lakes pancake breakfast scheduled on 07/04/23. The Labor Day pancake breakfast is set for September 4th and the annual workday is set for October 7th. Other events include Potluck dinners on the last Saturday of most months, 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.

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. Air Med Care's network consists of over 320 locations across 38 states.

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

The N-40 Mountain Alliance is a volunteer non-profit organization made up of neighbors with help from the Red Feather Lakes Library. N-40 is all about connecting you with your community and neighbors. N-40 believe by being connected as a community makes the community stronger and resilient to disasters. They maintain a registry that community members can sign up to receive update posts. The registry may also be used to let first responders know if you need help evacuating yourself and pets and can be used by family members to find each other in case of separation during evacuation.

N-40 runs the food pantry in Red Feather located at the Chapel in the Pines. They also do grocery and prescription pick up from various stores in Fort Collins on a first come first serve basis. If you have questions, want to sign up, or volunteer, contact Darlene at Darlene@redfeatherlibrary.org.

ANNUAL MEETING CALL TO ORDER:

Don Herman, President, Road & Recreation Association, called the annual meeting to order at 9:34 a.m. All Board members present.

Don introduced Board Members, GVM Manager and staff. Don also introduced the Nominating Committee/Vote counters. Committee Chair, Diana Reeves, Marsha Anderson, and Ann McKay.

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: June 25, 2022

Don Herman Road & Recreation, moved to accept the July 25, 2022, minutes as written. Karen Turner, Water & Sewer, 2nd. Unanimous motion passed.

TREASURER'S REPORT:

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- 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 101.9% of budget. Total income is 108.4% Total expenditures are 90.06%. Total Remaining Funds (carry over) is \$178,479. Capital Reserves currently available \$292,785. Trash income is at 97.3% and Total trash expenses are 97.1%.
- 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 102% and expenses at 64%. Account 002 income 78% and expenses 76%. Account 003 income 103% and expenses 67%. Consolidated Totals: Income at 93%. Total Expenses at 79%. 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:

July 20, 2022

- Hired Nick Moriarty as the new Glacier View Manager, effective July 5, 2022.
- Approved interviewing HOA attorneys to complete the necessary paperwork to complete the merger of both GVM associations.
- Approved having Nick research a new tractor and the value of equipment to be sold and report back to the board.
- Approved a trial using recycled concrete/road base mixture on Steep Mtn Ct. (It washed away)
- Appointed a committee to review association services and costs. Committee members are Michael O'Neill, AJ Shilling, and Lynn Johnson.

August 17, 2022

- Approved having the associations operate under the new laws regarding fines for violations and unpaid fees and the board reviewing the edited corresponding policies during the September meeting.
- Approved changing the Architectural Rules and Regulations as follows: Change the minimum roof pitch from 6/12 to 5/12 and remove all language related to breaking up linear roof lines.
- Approved the following members to serve on the Architectural Review Committee, for a two-year term. Mike Keller (chair), Jenny Rogers, Terry Wadsworth, Stan Sayler and Jason Howard.

September 21, 2022

- Approved raising fees for limited services as follows: Backhoe - from \$50.00/hour to \$250.00/hour; Worker with a shovel - from \$0/hour to \$50.0/hour; Water hauling - from \$40.00/load to \$80.00/load.

October 19, 2022

- Approved Candyce Cavanaugh's proposal for legal services related to the Associations Merger at a fixed fee of \$3,500.00 plus additional fees for recording and filing fees.

November 16, 2022

- Approved the three updated policies to align with revised state law HB 22-1137: Collection of Unpaid Assessments, Enforcement of Covenants, Conducting Association meetings.
- Approved a revision of the Architectural Rules & Regulations, item L. Signs, and add item M. Flags to align with state law HB 21-1310.

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- Approved up to \$50,000 to be taken from capital reserves for the purchase of an enclosed tractor including attachments.

January 18, 2023

- Approved GVM paying the employees share of the FAMLI program fees (0.45%), since GVM is exempt from paying the employer portion of (0.45%).

February 15, 2023

- Approved seven board members for the Consolidated Glacier View Meadows Association and updating the By-laws to add a board member range of 5-9 to match the Articles of Incorporation.
- Approved 6 documents as submitted by council to be signed by the appropriate people at the appropriate time: Name Change of Association, Resolution of Water & Sewer Association, Resolution of Road & Recreation Association, Statement of Merger, Plan of Merger and Agreement, Articles of Incorporation.
- Set the Annual meeting date of June 24, 2023.

March 15, 2023

- Approved changing the Consolidated GVM Association fiscal year and dues period from July 1 through June 30 to October 1, through September 30th.
- Approved changing GVM accounting program from Yardi to Quick Books, due to issues with the latest Yardi version.

March 24, 2023, Special Meeting

Created a manager's interview team and appointed Paul Burek, Chair, along with Karen Turner, Michael O'Neill, and Lynn Johnson to conduct phase 1 of the interview process. AJ Shilling and Don Herman will join the team for face-to-face interviews.

- Approved increasing the salary range for the Manager position to \$85k-\$105k/yr.

April 19, 2023

- Accepted the 3 month and 12 month proposed Road and Recreation budgets for presentation at the Annual meeting in June.
- Approved \$11,000 for 6 tires and hydraulic repair for the Road grader and brake repair for the F-250.
- Approved hiring a contractor to spread the chips left in the greenbelts from last year's chipping at a cost of up to \$3,000.
- Approved up to an additional \$3,000 to be taken from capital funds for the purchase of a mower with a wing deck for the new tractor.
- Accepted the proposed Consolidated By-Laws for presentation to the membership at the Annual meeting.
- Approved turning 4 properties over to the attorney for collection of unpaid dues and fines.
- Approved hiring Cavender Andrews for the GVM Manager's position.

May 17, 2023

- Approved the new Consolidated Rules and Regulations document with hot links added.
- Approved adding an ARC Rule under Section 6 (Other Environmental Considerations Regarding Properties), section M. Horses (to clarify a similar W&S rule): Approved horse properties may not have more than 2 horses on any horse lot. If 2 or more lots are combined, the new combined lot may still only have 2 horses. Said horses shall be maintained in good and husband-like manner and the property shall not be overgrazed (in the sole opinion of the ARC). No Commercial Riding Operations are allowed anywhere in Glacier View Meadows.

May 31, 2023

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- Approved expanding the workforce from three to four employees, to accommodate additional water hauling needs.
- Approved purchasing a dedicated 4000-gallon water tanker truck, contingent on it passing certification for potable water in Colorado for \$69,000. The cost is to be split 30% R&R and 70% W&S from each association's Capital accounts.

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

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.

For those who have private wells and want to test your water the GVM office has water bottles and instructions.

The community water supply remains a challenge for the middle filings.

Short Term work on community systems:

Community Systems 4th pumphouse & 12th filing: New Engineering proposals underway (Element Engineering) to increase production and finalize State Approval

Well reactivation near gate 5 – Flow test to be scheduled now that ground has dried.

Wastewater Treatment Plant: New pump has been purchased to install for redundancy.

Long Term

Element Engineering is finalizing the Long-Term Infrastructure upgrade of all community distribution systems for a (roughly) 50/50 Grant/Loan for beyond 2024 completion in 2026.

MANAGER'S REPORT: Cavender Andrews, GVM Manager, presented the Manager's Report (inserted below).

Water:

The lakes are finally filling up. A partial stocking of fish was delivered on the 8th of this month.

Water in the 4th continues to be a struggle. Now that the rain has slowed down we hope to begin testing the well we want to reactivate. Still Pursuing grants to cover system upgrades.

R&R:

Work on the grader continues. Parts we hoped would be a quick and easy fix, turn out to be back-ordered world-wide. We are working on a plan to adapt slightly different parts to work.

Working with our mechanic to "catch up" on back-logged equipment maintenance. Also working on developing a regular maintenance schedule.

The red truck received 2 new tires and an oil change. It needs a new rim and will need 4 new tires before fall. We also removed the dump bed to remove weight and make it more efficient.

We made a counter-weight for the new mow deck for the large tractor.

The backhoe needed some new hydraulic lines.

We will begin getting road base in July sometime. We have identified our areas of greatest concern.

Iron Mountain by Haystack. Montcalm. Parts of Eiger Road. Other Scattered areas in the 12th will all be areas of focus.

Burning of slash piles appears to be off the table as a slash disposal option for now. We will pursue chipping and hauling later in the fall.

Covenants-

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Received 6 complaints:
For delayed construction & Excessive excavation
Aggressive Dogs
Speeding ATV's
Outside/Excessive Water consumption
Trash & In-Op vehicles on property
3 horses/Malnourished horse/over-grazing

PUBLIC INPUT:

- A member voiced concern that there are campers from Red Feather Lakes using GVM's septic dump.
- A member recognized the CMV team for mitigating along the GVM roadways. In the event of a wildfire, roadside tree mitigation will prove valuable for not only getting in and out of GVM, but the roads will serve as a buffer.
- A member asked if residents could decline tree mitigation on their property. Don Herman stated that a property owner can decline but encouraged the membership to support the volunteers in their efforts. All members will be notified before the mitigation team shows up. It was suggested that the team take pictures before and after mitigation for public presentation.
- A member asked what the rules are for VRBO guests using GVM ponds. It was stated that VRBO guests are not allowed to fish or ride ATV's within GVM boundaries. She has witnessed preteen boys playing king of the mountain by drowning their kayaks and it is a nuisance. The member recommended banning VRBO guests from using the ponds for boating of any kind.
- Member: What is the process for enforcement of Covenants? If my dog is a nuisance, what should I expect to happen? Cavender stated that the Association has very specific procedures defined by state law regarding violations. For privacy reasons the Association cannot share what is being done for a particular violation. Don Herman: The GVM manager follows the procedures that are in place i.e., 1st notification by phone and or letter, 2nd fines 3rd legal. Don also stated that the staff cannot go onto a property to fix a violation because it is considered trespassing.
- How does a resident submit public input to the Board? Don Herman: Notify the office or attend one or more of the monthly board meetings. The board has empowered the manager to take and act upon complaints/concerns.
- Member: Why are Dues going up when people are moving in? Don Herman: Dues are the same for full or part time members. More full-time residents and new construction increase the cost to maintain the roads, fishing, trash etc.

Don Herman thanked AJ Shilling and Lynn Johnson for their many years of service on the board. He also thanked Paul Burek for his service on the board and other work he continues to do for the community.

STANDING COMMITTEE REPORTS:

- A. Architectural Review Committee (ARC): Cavender Andrews, GVM Manager, spoke for the committee. Committee members are Mike Keller , Terry Wadsworth, Jenny Rogers, Stan Saylor, and Jason Howard.
The ARC received 23 applications and approved 22 of those applications that included two variances. The ARC is short-staffed and needs volunteers. If anyone is interested in serving on the committee, they could use your help.

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- B. Ecology Committee, Dan Barbour, Chair spoke for the committee:
The Glacier View Meadows Ecology Team provides information regarding ecological issues relevant to our community. GVM HOA office, the GVM website, the Glacier Viewpoint newsletter, and Speaker Series. The Mountain Living Speaker series has been successful this year and is held on the second Tuesdays of each month from April through October at 7:00 pm in the GVM community room. The next speaker will be held on July 11, Shane Craig, Colorado Parks, and Wildlife
Ecology projects include reducing noxious weeds and upon request a member from the Ecology committee will visit residential property for weed evaluation. The committee also maintains GVM hiking trails. The Demonstration Garden is 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.
- C. Budget Committee Reports 2023-2024
1. Road & Recreation Budget Report for the 2022-2023 fiscal year: AJ Shilling, Treasurer, presented the budget committee report (inserted).
**GLACIER VIEW MEADOWS ROAD & RECREATION ASSOCIATION
2023-2024 Budget Committee Report**
Budget Committee Members: AJ Shilling – GVM Treasurer, Fred Delano and Linda Petrie.
The committee completed its review of the budget worksheets and the accompanying schedules for capital assets.
There will be an increase in the Annual Dues to \$450 per year. There is budgeted to be a \$94,000 cash carry forward to October 1, 2024.
There will be an increase in the Trash Fee of \$65 for HOA members and to \$215.00/year for Special members.
The Manager will determine what increases will be assessed on the Fee based Dumpster.
The following changes in expenditures from the 2023-2024 budget are as follows:
Increase in Administrative and Maintenance salaries of \$18,000.
Increase in Personnel expenses of \$3,500.
Increase in fuel & oil expense and vehicle maintenance for Association vehicles of \$10,000.
All other expenses are increased for cost-of-living percentages of 0.0% to approximately 3.6%.
No increase in Capital Reserve Contribution of \$50,000.
The \$50,000 Capital Reserve Contribution to be made in 2023-2024 would result in a fund balance of \$291,000 which represents a percentage of asset coverage after trade-in values of approximately 50%.
If the membership approves the merger of the two associations, there will need to be an adjustment for Road & Recreation dues billings and expenses to accommodate the change in fiscal year to October through September. A dues billing will be sent to the members for the three months of July through September of the annual dues of \$450 or \$112.50. A second billing will be sent in September for \$450 for the fiscal year beginning October 1st through September 30th. Future dues billings will be in accordance with the new fiscal year.

In 2005 the membership voted to raise the Dues cap to \$350.00 and tie future Dues adjustments to the CPI-U. The CPI-U From 2005 to 2023 would allow the Dues to be \$506.09.

2. Water & Sewer Budget Report for the 2022-2023 fiscal year: Karen Turner, Water & Sewer, Treasurer, presented the report (inserted).
Present: Stanley Saylor, Chair; Ron Ames, Bob Lewis, Karen Turner – GVM W&S Treasurer, and Deb Schwartz, GVM Bookkeeper.

Summary of Budget Committee Recommendations

The Budget Committee met on March 27, 2023, to review the budget 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 Recommendations

1. Increase the payroll expense by 5% for the coming 2 years,
2. Increase the operating expenses by 5% for the coming 2 years, and
3. Increase general expenses by 4% for the coming 2 years.

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. Dues will remain at \$234 for improved lots and \$117 for unimproved lots.
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. A fee increase of approximately 25% for the coming fiscal year.
2. A contribution of \$40,000 to the capital reserve account.
3. Continue to seek outside funding for costs associated with drilling a new well to service residence and replacing the current water and sewer infrastructures.

002 Annual Fees	2023 - 2024	Monthly Pmts w/001 Dues Included
Improved Lots W&S	\$1,305.00	\$128.25
Unimproved Lots W&S	\$655.00	\$64.33

3rd Filing Sewer Only Lots

Improved Lots W&S	\$555.00	\$65.75
Unimproved Lots	\$280.00	\$33.08

Community Water and Sewer Account 003 – 12th filing

1. A fee increase of approximately 30% for the coming fiscal year.
2. A contribution of \$2,000 to the capital reserve account.
3. Seek outside funding for costs associated with replacing the current water and sewer infrastructures.

003 Annual Fees	2023 - 2024	Monthly Pmts w/001 Dues Included
Water Only		
Improved Lots	\$1,015.00	\$104.08
Unimproved Lots	\$510.00	\$52.25
Sewer Only		
Improved Lots	\$575.00	\$67.42
Unimproved Lots	\$290.00	\$33.92

NEW BUSINESS:

- A) Road & Recreation Board Discussion and Vote on 2023-2024 Budget: (see above report). Paul Burek, moved to approve the 2023-2024 Road & Recreation Budget as submitted. Unanimous motion passed.
- B) Water & Sewer Board Discussion and Vote on 2023-2024 Budget: (see above report). Wayne Schroeder, moved to approve the 2023-2024 Water & Sewer Budget as submitted. Unanimous motion passed.

ELECTIONS:

Committee Chair, Diana Reeves, Nominating Committee, oversaw the mail in vote counting and Mary Keller announced the election results.

Two incumbents and two new candidates ran for the three (3) seats that were up for election. Bill Hobbs, Don Herman, Nick Moriarty, and Wayne Schroeder. Bill Hobbs, Don Herman, and Wayne Schroeder were elected to serve two-year term.

Ballot Issue 1 – Should Glacier View Meadows adopt the Plan of Merger and Agreement as submitted. Yes 136 No 12

Ballot Issue 2 – Should Glacier View Meadows adopt the Consolidated GVM By-Laws as proposed. Yes 130 No 14

ADJORN: Don Herman, Road & Recreation, moved to adjourn at 10:44 am. Unanimous motion passed.

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

- President - Don Herman
- Vice President - Dan Barbour, Ecology
- Treasurer - Karen Turner, Budget
- Secretary - Robert Lewis, Water Search
- Director - Wayne Schroeder, Nominating
- Director - Michael O'Neill, ARC
- Director - Bill Hobbs, Rules