

Rough draft

**GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER & SEWER ASSOCIATION  
JOINT MEETING MINUTES**

**May 17, 2023**

<https://us02web.zoom.us/j/85915255235?pwd=ajBDSTV2SFJuNU81OTVQT0RTc0ZTUT09>

Meeting ID: 859 1525 5235

Passcode: 454258

**ATTENDANCE:**

Water and Sewer (W&S)

Dan Barbour – President  
Wayne Schroeder – Vice president  
Karen Turner – Treasurer  
Robert Lewis – Secretary  
Lynn Johnson – Director

Road and Recreation (R&R)

Don Herman – President  
Paul Burek – Vice president  
AJ Shilling – Treasurer  
Michael O’Neill – Secretary  
Cavender Andrews – (Resigned)

**STAFF:** Cavender Andrews – GVM Manager  
Mary Keller - Community Relations/Office Assistant

**ESTABLISH A QUORUM:**

All are present except Cavender Andrews who resigned his position, and a quorum was established.

**CALL TO ORDER:**

Don Herman, President, Road & Recreation Association, called the meeting to order at 3:01 p.m.

**REVIEW AGENDA:** No Amendments

**REVIEW MEETING MINUTES DATED:** April 19, 2023, approved by consensus.

**INTRODUCTION GVM MANAGER:** The Board introduced Cavender Andrews who is the new GVM Manager effective May 8<sup>th</sup>. Cavender is a resident of Glacier View and over the last few years has served as a volunteer on the ARC and then as a R&R Board member.

**MANAGER’S REPORT:** Cavender Andrews, GVM Manager, presented the Manager’s report. (Inserted below)

**Water-**

1 meeting with Element Engineering Re the water search. Another scheduled for later in the week.

Starting conversations with CDPHE regarding outstanding issues we need to resolve.

**R&R-**

Began Conversations with Wayne in reference to equipment status and maintenance.

Rough draft

Work on the grader continues.

Toured the community, visited “problem areas” – will determine a plan with next years budget.

**Slash Pile** – The wet weather delayed the manure spreader moving the chips out of the slash pile areas. Now scheduled for early next week. FACA has moved some new slash into the Gate 3 area. No problems accessing the chips and moving them.

The Generator is gone from the shed. We’ll get a check for the scrap in the coming few weeks.

**Covenants-**

Received 2 complaints:

One for 3 horses on a lot – that’s now a new business item

One for in-op vehicle – in process – just received.

**TREASURER’S REPORT:**

**A. Road & Recreation Association**

A.J. Shilling, Road & Recreation, Treasurer, presented the report.

The Road & Recreation Association completed the 10th month or 83.3% of the fiscal year. Dues collected are 100% and total income is 107.8%. Operating expenses at 56.1%. Personnel expense at 86.8. Operating Road maintenance at 98.8% and total Operating expenditures are at 83.50% of budget. YTD remaining funds (carry forward) \$201,125 and Capital Reserves currently available \$241,845. Trash budgeted income is at 97.3% of budget and trash expenses are at 87.5% of budget.

**B. Water & Sewer Association**

Karen Turner, Water & Sewer Treasurer, presented the report:

The Water & Sewer Association completed the 7th month or 58% of the fiscal year.

Account 001: Income is at 101% and Total expenses at 58%. And total capital is at \$50,620. Account 002: Income 75% and Total expenses at 68% and total capital is \$113,620. Account 003: Income at 100% and Total expenses at 61% and capital is \$64,032. Consolidated Totals: Income: 90%, Administrative Expenses 39%, Operating Expense 91%, Payroll 66%, Total expenses are at 70% of budget.

**COMMITTEE REPORTS:**

- A. Architectural Review Committee (ARC): Cavender Andrews, GVM Manager, reported for the committee. Committee members are Chair, Mike Keller, Terry Wadsworth (absent), Jenny Rogers (absent), Stan Sayler and Jason Howard. The Committee reviewed 9 applications. Most of the applications were approved as submitted. One shed approved contingent on correcting existing covenant violation. Two solar panels were placed on one property without prior approval. The ARC begrudgingly approved the solar panels after the fact.
- B. Ecology Committee: Dan Barbour, Chair, spoke for the committee. The second Speaker Series of the season was presented by the Coalition for the Poudre Watershed (CPRW) and was held on May 9<sup>th</sup> with 30 plus people in attendance. The next one will be held on June 13 at 7:00 pm and the guest speaker will be Casey Cisneros from the Larimer County Weed District. Casey will bring brochures and take attendees on a walk outside to help identify noxious weeds. On Saturday June 17, Ted Sammond, GVM Ecology, will

Rough draft

- meet with residents at the Pavilion and will teach them how to identify different types of weeds and methods to control them. The trails and garden committees will start up soon.
- C. Nominating Committee: Committee members are Marsha Anderson, Diana Reeves, Ann McKay, Pam Peterson, and ex-officio, Board members Don Herman, and Dan Barbour. No changes since last month.
- D. Well Search Committee: Cavender Andrews spoke for the committee. The wells in the 4<sup>th</sup> filing are not keeping up. We continue to haul supplemental water. The pump went out in well #1 (under warranty) in the 4th filing. Wayne's well service is in the process of replacing the pump now. Several years ago, the Association abandoned a well in the 8<sup>th</sup> filing because of uranium. We believe this well was high-producing and it will be cheaper to bring it back and install a filtration system than drilling another well with unknowns. The engineering and filtration system for this well may take up to a year. Jim Petrie stated that a contact tank, well house and piping will need to be installed for this well.

**PUBLIC INPUT:** (Glacier Gals, members, etc.) Not counting board and staff members there are 11 people present in person and 3 via Zoom.

Glacier Gals:

Linda Petrie reminded the public that there will not be a Memorial pancake breakfast this year. There is a new community building sign on the basement door made by Jim Petrie.

Henry Hudson invited the public to drive up Green Mtn. Dr. to see the mitigation work that the Community Mitigation Volunteers (CMV) have done so far . Upon request, the volunteers will also evaluate private properties for mitigation. If anyone is interested in volunteering as a CMV member, contact Henry Hudson.

FACA: Paul Burek reported for FACA:

Raina Eschleman, from the Larimer County Wildfire Partner Program will be setting up a website this summer where residents can have their property evaluated for fire mitigation around your home by a certified person. If acceptable mitigation, you will be given a certificate that you can take to your insurance company for a possible reduction in your insurance rate. Currently there are 3 insurance companies that are working with this Larimer County program: State Farm, Allstate, and USAA. Also, the State offers a tax credit (up to \$2,500) for individuals who perform wildfire mitigation measures on their property. Refer to State website: Income 65: Wildfire Mitigation Measures Subtraction. If your property needs fire mitigation, you may have the Community Mitigation Volunteers (CMV) come out and evaluate your property. Contact the GVM office for their contact information. Firewise will be held at the GVM Fire Department on June 24<sup>th</sup> starting at 10:00 am.

Robert Lewis, Water & Sewer, suggested having meet with the GVM manager meetings for new residents or those who have questions regarding rules etc.

**OLD BUSINESS (Water & Sewer):**

- A. Status of the fourth filing well search : Paul Burek Reported for the Water Committee  
The Committee met with Element Engineering (EE) and reviewed the Project Needs Assessment (PNA) for the long-term needs of the water system in Filings 4, 7, 8, 9, and 12. The goal was to reduce the overall (initial) cost estimate of the project as a benefit to the affected property owners while still maintaining the basic scope of the project. EE will come back with a reduced project cost, which will be presented to the Board for approval before submitting to the Colorado Dept of Health (CDPHE) for their approval. If approved, then a 49% grant can be initiated (along with some DOLA funding) to cover some of the costs. A loan will be needed for the balance of the project costs, in which owners in these filings will be contacted. This is a 2 - 3-year project to upgrade our drinking water infrastructure, which is approaching 50 years old.

Cavender stated that the fourth filing wells are not improving, and the Association is hauling water daily to keep up with consumption. Jim Petrie stated that the Water Committee was told GVM qualified for emergency grants. The committee applied for those funds, but no dollars were awarded to our cause. Karen stated that there are no emergency fund grants available, but she found a source for a smaller loan and once approved we will have the funds quickly.

**OLD BUSINESS (Road & Recreation):**

- A. Facility & Equipment use by Staff. Board discussion resulted in no change to current policies.

**NEW BUSINESS (Water & Sewer):**

- A. Driller Well Logs.  
Wayne Schroeder proposed that GVM require the owner of each newly drilled well to produce to GVM a copy of the, well construction permit, yield estimate and pump installation and production equipment test report. After discussion the board determined that the GVM office approves all well applications within the augmentation plan and keeps a copy of those well permits and the log reports are readily available on the Colorado Division of Water Resources web site. No action taken.

**NEW BUSINESS (Joint):**

- A. Consolidated Rules & Regulations  
Paul Burek presented the final draft of the Consolidated Rules and Regulations. Michael O'Neill, Road & Recreation, moved to approve the Consolidated Rules and Regulations with hot links added. Dan Barbour, Water & Sewer, 2<sup>nd</sup> Unanimous motion passed.

**NEW BUSINESS (Road & Recreation):**

- A. Two Horse Rule: Cavender Andrews - There are approximately 160 predesignated GVM properties that are approved for up to two horses by the Water Court Decree in Court Case No 86CW267. For clarification purposes Cavender proposed amending the Architectural Rules & Regulations to reflect this rule. Paul Burek moved to add to the ARC Rules – Under Section 6 – “Other Environmental Considerations Regarding Properties.” M. Horses: 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

Rough draft

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. Unanimous motion passed.

**ADJOURN:** Don Herman called the meeting at 4:38 pm.

Respectfully submitted Mary Keller