

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
January 15, 2020**

ROLL CALL:

David Birks – President
Jim Casadevall – Vice president
AJ Shilling – Treasurer
Kevin Snell – Secretary
Don Herman – Director

STAFF:

Larry Maybon – Manager
Mary Keller – Community Relations – Office Assistant
Deanna Snell – Accountant
Matt Serviss – Operations Maintenance 11
Mike Persons – Operation Maintenance 1
Frank Stanek – Water Systems Operator

ESTABLISH A QUORUM: All present and a quorum was established.

CALL TO ORDER: David Birks, President, called the meeting to order at 3:15 p.m.

REVIEW AGENDA: David Birks: Public input be taken three separate times after discussion of, Item 10 a. ARC Short Time Rental (STR) policy changes. Item 11 a. Snowstorm Debrief, Item 9. Public Input anything not related STR's and snowstorm discussion.

APPROVAL OF MINUTES DATED November 20, 2019 and Work Session minutes dated December 30, 2019. David Birks declared the minutes approved as printed.

TREASURER'S REPORT: AJ shilling, Treasurer, presented the report. The Road & Recreation Association completed the 6th month or 50 % of the fiscal year. Dues collected are 98.7% of budget other general income is at 114.3%. Operating Expenses at 53% of budget and Total expenditures are at 46.57 % of budget. Total remaining funds (carry forward) \$246, 334. Capital reserves are \$191,027. Trash budgeted income is 95.2% of budget and trash expense is at 45.0 %.

Don Herman noted that there is \$191,000 or 45% currently in Capital reserves and asked AJ "isn't that lower than recommended". AJ stated, "it is recommended that we have 65-75% in reserve for equipment expectation expenditures". In March the Budget committee will meet, discussion will be held concerning increasing the allocation of funds to Capital Reserve.

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

General

1. The basement gutter drain system and sump pump were installed, along with the staff constructing two new walls, outlets, fresh coat of paint and new carpet tiles. The office front wood decking was also replaced this past week.

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2. The trash compactor pick up dates has been switched from every 14 days to a ten-day rotation. This will be monitored on a continuous basis; trash loads have been increasing.
3. The office outside mailbox had to be replaced due to vandalism.
4. Update on the properties that were under foreclosure. One of the properties that was given notice of foreclosure has been completely paid in full of all back dues and fees. No news on the other property to date.

Road & Recreation Association

1. A list of the most recent repairs to the equipment from the last snowstorm: The grader had a new mobile tech come to our location to replace a hydraulic hose on the rear under carriage of the grader. (\$750)
The 2011 Dodge replaced a front brake hose and drivers mirror. (\$200)
The 2008 Ford flatbed also had to replace a brake line on passenger side. (\$30)
2. A new sand barrel was placed at Bald Mtn and Green Mtn intersection.
3. A new set of chains was ordered for the loader and installed for the remainder of the winter.

ROAD & RECREATION COLLECTION REPORT: End of Dec. 2019

Previous year comparison:

2018-2019 Dues Billed:	\$384,215	2019-2020 Dues Billed:	\$382,800
Amount Collected:	<u>- 368,198</u>	Amount Collected:	<u>-368,308</u>
96%	\$ 16,017	96%	\$ 14,492

Total Amounts Past Due:

July 31, 2018:	\$104,375
Aug 31, 2018:	\$ 81,233
Sept 30, 2018:	\$ 75,030
Oct. 31, 2018:	\$ 67,983
Nov. 30, 2018:	\$ 63,872
Dec. 31, 2018:	\$ 56,201
Jan. 31, 2019:	\$ 43,323
Feb. 28, 2019:	\$ 43,203
Mar. 31, 2019:	\$ 40,933
Apr. 30, 2019:	\$ 40,447
May 31, 2019:	\$ 37,510
June 30, 2019:	\$ 31,316

Total Amounts Past Due:

July 31, 2019:	\$99,642
Aug 31, 2019:	\$76,665
Sept. 30, 2019:	\$61,736
Oct. 31, 2019:	\$53,429
Nov. 30, 2019:	\$53,551
Dec. 31, 2019:	\$47,064
Jan. 31, 2020:	\$
Feb. 28, 2020:	\$
Mar. 30, 2020:	\$
Apr. 30, 2020:	\$
May 31, 2020:	\$
June 30, 2020:	\$

Doubtful Accounts: (On payment plans or turned over to attorney.)

Road & Recreation:							
Improved	Total Owed	Foreclosure	Wrote Off	Unimproved	Total Owed	Wrote Off	Total
NOVEMBER	\$2,313.78		\$0.00	NOVEMBER	29,708.44		
DECEMBER	\$2,262.78		\$0.00	DECEMBER	24,534.82		26,797.60
	\$51.00	\$0.00	\$0.00		\$5,173.62	\$0.00	
BILLING	\$15.00			BILLING	1,292.00		
ACTUAL				ACTUAL			
COLLECTED	\$66.00			COLLECTED	6,465.62		\$6,531.62

COMMITTEE REPORTS:

- A. Architectural Review Committee (ARC): Michael O’Neill, Chair., spoke for the committee. There were no new ARC applications submitted this month. There was a meeting scheduled with a resident but due to illness and travel the ARC did not have a quorum. David informed the public that the ARC is down one member and needs volunteers.

COMMUNITY REPORTS:

- A. Glacier Gals: Becky Weeder, President, spoke for the group. For planning purposes, the Glacier Gals need to know the date of the annual meeting and the annual workday. As of this writing the annual meeting is scheduled for 6/27/2020. The tentative date for Community workday 08/08/2020. Becky stated that this is her last year as the Glacier Gals, President. The Board thanked her for her many years of service to our community.

PUBLIC INPUT: Including Board Members and staff, there were 39 members present.

Input taken on anything not related to Item 10 a. ARC Short Time Rental (STR). Item 11 a. Past holiday snowstorm - Debrief

A member invited the public to participate in community workday. It is a great way to spruce up the community and meet your neighbors. The Glacier Gals provide a continental breakfast and lunch.

A member notified the manager that the outside light at the Mountain Meetin’ place is not working. Larry stated that he will check it out and fix it.

A member asked if there is an audit of addresses. He did not get his mail and was late on his dues. David Birks reminded the public to sign up for group email.

A member asked if there are chains for the vehicles and grader. Larry stated, “yes we have chains for the equipment”.

A member asked, “what is being done about people living in campers and one in a van beyond 6-months?” The manager stated that they are being fined. We will not discuss who is and who isn’t or where we are in the enforcement process. The manager requested that if anyone sees someone dumping graywater or black water onto the ground, notify the GVM office, the State will get involved.

OLD BUSINESS:

- A. ARC Short Term Rental (STR) Policy change: David Birks: Public Input will be taken concerning STR’s, but no action will be taken today. David presented a summary of the policy changes being considered and stated that those considerations will be sent to the ARC for review.

Background: Each Board is responsible for setting a set of polices to make sure our Common Interest Community runs smoothly. Each Board sets policy and hires a manager to implement those policies. The board does not have the authority or responsibility to run day to day operations, all of that is done through our manager. If the board needs to make a change in policy, they do. If the board needs to change how that policy is implemented, they do.

In September Larimer County changed their rules to allow STR’s. This leaves our community without support to exclude STR’s. The Board has the responsibility to set a policy governance to set the limitations on how STR’s occur in our community. Below are 11 points being considered.

1. GVM members wishing to operate an STR (<30 days) must apply for and receive approval from the GVM ARC for a Home-based Business.
2. All GVM STRs will be approved for 10 or fewer guests, based on two occupants per bedroom according to the Larimer County Assessor’s records so long as the septic system is appropriately sized for the number of bedrooms.
3. The Road & Recreation Association will issue an approval letter providing guest access to the property across GVM private roads when used as an STR.
4. No STR guests may use ATVs on the GVM private roads.
5. GVM members advertising guest fishing must provide Guest Passes purchased from the GVM office.
6. GVM members approved for an STR home-based business must apply for a Larimer County permit and provide a copy of the application to the GVM office within 30 days of ARC approval.

7. GVM members applying for a Larimer County permit must voluntarily comply with all Larimer County STR Development Standards during the waiting period for Larimer County permit approval.
8. Upon receipt, GVM members must provide a copy of the Larimer County STR Permit to the GVM office.
9. GVM members operating a Larimer County permitted STR must provide a copy of the default guest agreement to the GVM office.
10. GVM members operating a Larimer County permitted STR must provide a copy of the Operations Manual to the GVM office, including owner contact and Property Manager contact information.
11. GVM members operating a Larimer County permitted STR must provide a copy of each guest reservation to the GVM office, including guest names, contact information, and dates of occupancy.

In addition, the Larimer county permit prohibits open campfires and the use of firepits. Jim Casadevall: Can the HOA just say no to a STR. David: Probably not, since Larimer county has changed the rules, GVM does not have the support to prohibit them.

A member stated that Larimer County has taken the stand that it is the inherent property owner's right to rent the property.

It was stated that item 11 will be difficult to enforce. It might be better to require each property manager to keep this information on file.

PUBLIC INPUT ON ABOVE SUBJECT: Questions were asked and answered concerning various topics. I.E., access to Glacier View roads, policy enforcement, definition of a single-family residence, county permit wait time, ARC application and trash user fees.

- B. Cul-de-sac Inventory: The GVM, Manager prepared a list of Cul-de-sac's and a description of issues related to each one. Larry stated that there are 93 cul-de-sacs and 26 of them need some type of work. The staff has been and will continue to enlarge or upgrade 3 or 4 cul-de-sacs per year. There are a couple that will require blasting or changing the topography to create enough room for a turn around and the cost will be substantial.

NEW BUSINESS:

- A. After Action Analysis Report – Holiday Snowstorm – inserted below

Manager's after-action analysis

Situation: 20" snow forecast; current policy precludes plowing in total darkness

Approved 02/19/2020

- Hindrance: 36'+/- actual snowfall, windstorm produced significant drifting, one plow driver on scheduled vacation, backup part time plow driver was available who was stranded at home, one plow driver stuck in city (two remaining plow drivers temporarily stranded at home, plows became stuck in upon start of plowing, office staff stranded precluding proactive email communication.
- Action: Additional local plow driver(s) used, Beckett was contracted to bring 5-6 pieces of large equipment along with drivers (they also had to dig out), manager communication after plowing shift completed. It is difficult to communicate while plowing (no signal). Plowed with grader for awhile until it had issues.
- Result: Most community were roads passable by 9PM Wednesday, 30 hours +/- after snowfall stopped and wind subsided before the wind picked up again on Friday. The crew worked ½ day on Thanksgiving, clearing misses and courts. Two crew members along with a couple of Beckett's crew members continued to work Friday and Saturday. Sunday the staff along with a crew member who came back a day early from vacation continued to clean up.
- Evaluation: Our snowplows are insufficient for deep snow with significant drifting, continue use of Beckett contracting; increase office email communication to members when possible. Set of chains will be stored in all trucks and loader will be prepped with chains that will remain on all winter.

Work Session Held December 30, 2019.
Analysis of November 24-26, 2019 Snowstorm Recovery
Action items for future snowstorm response and recovery

1. Chains will be in all vehicles during winter months. All crew members will know how to install chains. Vehicles will be taken home by crew members when forecast warrants.
2. Crew member time-off will be managed to avoid multiple absences at the same time.
3. Email communication list participation will be encouraged by all members. Remote distribution of communication will be investigated and implemented if feasible.
4. Snow fencing will be reconsidered to reduce drifting.
5. Additional equipment will be explored to manage deeper snow and drifting.
6. After dark policy will be modified to allow crew members to start work 1 hour prior to official sunrise and continue work 1 hour after official sunset. At least half of this additional time will be during first light or last light.
7. Investigate cost of Worker's Compensation for part-time workers. Use additional part-time W2 employees in addition to or in partial replacement of independent contractors

Jim Casadevall Item 6: After dark policy should be left up to the manager. Example it starts snowing at 2 pm and forecasted to end at 10:00 pm. The manager may choose to keep working.

PUBLIC INPUT ON ABOVE SUBJECT:

Questions and suggestions were taken for consideration related to snow removal policies.

Approved 02/19/2020

Chains on vehicles (be prepared we had 36" to 48" drifting), vehicle policies, plowing during night hours, crew staying on location, consider different type of snowplow, linear poles, contractor costs, policy governance implementation, procedure in case of medical/fire emergency, allowing volunteers to drive GVM equipment, snow fencing.

David Birks stated that the board will continue to determine if policy adjustments need to be made.

ADJOURN: David Birks declared adjournment at 4:37 pm.

Joint Board of Directors meeting to be held immediately after this meeting.