

Approved 02/15/2017

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
January 18, 2017**

ROLL CALL:

Don Herman – President
Linda Petrie – Vice-President
A.J. Shilling – Treasurer
Ed Bingham – Secretary
Bill Hobbs – Director

STAFF:

Larry Maybon - Manager
Mary Keller – Community Relations/Office Coordinator

CALL TO ORDER:

Don Herman, President, called the meeting to order at 3:14 p.m. All were present and a quorum was established.

REVIEW AGENDA: Under New Business add Item E. Mirror and rocks at the curve on Montcalm.

APPROVAL OF MINUTES DATED: November 16, 2016.

A.J. Shilling moved to approve the November 16, 2016, minutes as written. Unanimous-motion passed.

TREASURER'S REPORT: A.J. Shilling presented the treasurer's report for the Road & Recreation Association. CPA report is completed and 2015 – 2016 taxes have been filed. Road & Recreation completed the 6th month or 50.0% of the fiscal year. Total income is at 103.3% of budget. Total expenditures are at 34.78% of budget. Capital Reserves currently available are \$63,349.00. The Trash Budgeted income is at 97.5% of budget and trash expenses are at 49.7% of budget. The Board accepted the Treasurer's report as presented.

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

General, Office and Personnel

1. The new maintenance II/grader operator was hired on November 8th, Chris White. Chris worked for me at Crystal Lakes and lives in Red Feather. Chris will also be working every Saturday starting January 8th; this will help GVM having a field staff member here on one weekend day from now on.
2. Office emails are now available from outside locations or phones. GVM will also be switching web backup service to a local IT tech in Glacier View and more in house use, estimate a costs savings over \$500 per year.
3. The recent Christmas wind storm did some damage in GVM, compactor gates had to be repaired, and shop fence was damaged and back up temporary, will need further work later this spring. Several residents had trees knocked down and some power lines, the GVM crew removed several trees and slash.
4. All employee job descriptions have been updated as well as the employee handbook.

Road & Recreation Association

1. At the last board meeting during public input the mirror at the switchback on Montcalm was reported to be broken and needed to be looked at. A replacement heavy duty outdoor 18" convex acrylic safety mirror with brackets can be purchased from Safety Mirrors for just under \$100.
2. A new snow plow map has been created for the employees to know the priority roads first and then each be assigned a certain area/route.
3. New plow deflectors were fabricated in house with minimal costs to better increase visibility and safety on the red dodge and newer GMC plows.
4. Several culverts were cleaned and dug out before the ground was too frozen.
5. The road sander had to be repaired in house to function better and prevent clogging of the spreader, new battery purchased also.

ROAD & RECREATION COLLECTION REPORT: End of Dec. 2016

Previous year comparison:

2015-2016 Dues Billed: \$337,225	2016-2017 Dues Billed: \$336,700
Amount Collected: <u>-325,122</u>	Amount Collected: <u>-324,329</u>
96% \$ 12,103	96% \$ 12,371

Total Amounts Past Due:

July 31, 2015:	\$89,087
Aug 31, 2015:	\$67,302
Sept 30, 2015:	\$60,302
Oct. 31, 2015:	\$56,248
Nov. 30, 2015:	\$50,608
Dec. 31, 2015:	\$46,582
Jan. 31, 2016:	\$44,316
Feb. 28, 2016:	\$43,146
Mar. 31, 2016:	\$41,952
Apr. 30, 2016:	\$42,584
May 31, 2016:	\$42,527
June 30, 2016:	\$41,483

Total Amounts Past Due:

July 31, 2016:	\$93,048
Aug 31, 2016:	\$77,684
Sept. 30, 2016:	\$69,049
Oct. 31, 2016:	\$59,072
Nov. 30, 2016:	\$53,614
Dec. 31, 2016:	\$52,299
Jan. 31, 2017:	
Feb. 28, 2017:	
Mar. 30, 2017:	
Apr. 30, 2017:	
May 31, 2017:	
June 30, 2017:	

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	\$4,767.41	\$1,495.00	\$608.25	NOVEMBER	32,398.76	142.50	
DECEMBER	\$5,777.41	\$1,495.00	\$608.25	DECEMBER	33,741.01	142.50	39,518.42
	-\$1,010.00	\$0.00	\$0.00		-\$1,342.25	\$0.00	
BILLING	\$1,010.00			BILLING	1,342.25		
ACTUAL				ACTUAL			
COLLECTED	\$0.00			COLLECTED	0.00		\$0.00
Note: 3 accounts added to collection list.							

COMMITTEE REPORTS:

- A. **Architectural Review Committee (ARC)**: Betty Thibodeaux, Chair, reported for the committee. Applications approved as submitted: 2 Conditional applications approved: 1 Application modifications approved: 1 Variance Requests: 1 Applications denied: 2 Association and ARC are working with the property owners to resolve administrative issues with these applications. The ARC will meet again in January to reconsider these application requests.
The ARC is short of volunteers. The Board suggested that the manager to send out an email to inform the membership that there are volunteer opportunities available on the ARC.
- B. **Ecology Committee**: None

OLD BUSINESS:

- A. Wells Fargo Bank Card: Wells Fargo Bank card: Larry Maybon, notified the Board that representatives at Wells Fargo Bank are not working with the Association in issuing a credit card using the Association, Tax ID#. Instead they require someone's Social Security number. After discussion the Board agreed that going to First National Bank is a workable option.

NEW BUSINESS:

- A. Fishing area picnic tables: Bill Hobbs stated that the picnic tables at the lakes are in disrepair and asked if there is a program for replacing them. He suggested asking volunteers to help repair and paint them. The Board directed Larry to check the budget and proceed accordingly.
- B. Change in Board meeting times: After discussion it was agreed that the meeting times should not change. However, if there is something out of the ordinary going on an extra meeting should be considered. It was also suggested that the agenda be placed on line or bring attention to upcoming meetings in the newsletter.
- C. Change in trash hours: After discussion the Board agreed not to change hours of operation. Presently the facility is open Monday thru Saturday 8:00 to 4:30 pm and Sunday 8:00 to 12:00 pm. Don Herman stated hours of operation and scheduling should be up to the staff.
- D. ARC Rules and Regulations: Bill Hobbs suggested establishing a special committee to review the ARC Rules and Regulations. After discussion the Board agreed that it is important that the ambiguity of the ARC rules is addressed. The scope of committee's role is not to create rules but to review the rules and regulations for clarification and possible changes. Bill Hobbs moved to establish a formal committee to review ARC Rules and Regulations. The Board appointed Ed Bingham, Kevin Snell and Bill Hobbs to serve on the committee. Because of his knowledge and experience, if available, GVM Manager, Larry Maybon, will attend committee meetings. Unanimous-motion passed.
Ed Bingham asked for a copy of results from the survey taken last summer. Stating that the committee will look at the results to see how membership concerns relate to the Rules and Regulations.
- E. Discuss mirror and rocks at the switchback on Montcalm. As per the November Board meeting, the manager presented cost estimates for replacing the mirror on Montcalm. The Board discussed placement of the rocks and a possible location change of the mirror. A.J. Shilling moved to approve the purchase and installation of a mirror on Montcalm Drive. Unanimous-motion passed.

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A.J. requested that staff bring the rocks back up on the road. Larry stated it will be done when weather permits.

PUBLIC INPUT:

Community Activity Reports: Glacier Gals Presiding, Becky Weeder, spoke for the Glacier Gals: The Glacier Gals are in the process of planning and scheduling the upcoming year of activities. Becky requested to be notified when the date for the annual meeting and annual work day are set so they can plan their events accordingly.

A member stated that there is a need for the mirror. She personally benefited from the mirror, as it helped prevent her from being in an accident.

A member asked if guard rails are an option in GVM. Pete Davis stated that because of terrain and liability issues guard rails are not feasible. The member also suggested looking at recycled plastic picnic tables.

Betty Thibodeaux, ARC Chair, suggested that as the committee progresses in the review of the ARC Rules and Regulations, that the membership be kept informed of possible changes. Don Herman stated that might be a time to hold an extra meeting.

On behalf of the Fire District, A.J. asked the Board how much money they will consider putting towards maintenance of the generator that was installed to keep power to both facilities. *Further discussion tabled to next meeting.*

A member asked “what is the status of the road sander”. The manager replied that the sander is working, but the truck that it is mounted on has front end problems. The manager also stated that he is in the process of getting the truck repaired. The member mentioned that there is a sander in the yard that needs repairing. If it were repaired the Association would have an extra sander that could be loaded on another vehicle.

The member also told the Board that he inspected the out houses and “they still need to be cleaned”. He also stated that during the last snowstorm he noticed a GVM employee removing snow from a neighbor’s driveway and felt it was a misuse of GVM equipment. The manager told the member “it has been handled”.

Don Herman moved to adjourn into executive session (personnel discussion) at 4:17 pm. Unanimous motion passed.