

Approved 5/20/2020

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
February 19, 2020**

ROLL CALL:

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

STAFF:

Larry Maybon – Manager
Mary Keller – Community Relations – Office Assistant

ESTABLISH A QUORUM: All present except Jim Casadevall who was excused, and a quorum was established.

CALL TO ORDER: David Birks, President, called the meeting to order at 3:25 p.m.

REVIEW AGENDA: Under Old Business add b. Revision to Snowplow policy. Under New Business add a. Playground Equipment Discussion

APPROVAL OF MINUTES DATED January 15, 2020: Minutes accepted as printed.

TREASURER’S REPORT: AJ shilling, Treasurer, presented the report. The Road & Recreation Association completed the 7th month or 58.3 % of the fiscal year. Dues collected are 99.4% of budget and total income is at 115.4%. Operating Expenses at 57.1% of budget and Total expenditures are at 51.53 % of budget. Total remaining funds (carry forward) \$232, 869. Capital reserves are \$191,062. Trash budgeted income is 95.3% of budget and trash expense is at 52.6 %.

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

General

1. Drywall repairs and a fresh coat of paint in the front part of the office interior was completed this past month.
2. The Spring edition of the Viewpoint was completed on time for delivery this month.

Road & Recreation Association

1. Purchased two new front tires for the grader and installation completed by GCR last month, total cost of \$1678.

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2. Both sanders required attention, a new hydraulic motor was ordered for the sander on the Ford, (\$166), the sander on the Dodge control box unit is faulting out and continue to search for those parts. A new sander for next year should be a strong consideration (\$8000). Both sanders are very difficult to find parts for any repairs.
3. A new set of heavy-duty chains was ordered for the Dodge.

ROAD & RECREATION COLLECTION REPORT: End of Jan. 2020

Previous year comparison:

2018-2019 Dues Billed: \$384,215	2019-2020 Dues Billed: \$382,400
Amount Collected: <u>- 369,528</u>	Amount Collected: <u>-370,624</u>
96% \$ 14,687	97% \$ 11,776

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:	\$43,812
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
DECEMBER	\$2,262.78		\$0.00	DECEMBER	24,534.82		
JANUARY	\$984.63		\$0.00	JANUARY	24,581.52		25,566.15
	\$1,278.15	\$0.00	\$0.00		-\$46.70	\$0.00	
BILLING	\$133.00			BILLING	370.00		
ACTUAL				ACTUAL			
COLLECTED	\$1,411.15			COLLECTED	323.30		\$1,734.45

The board suggested that the manager send the request for a sander to the budget committee for consideration.

COMMITTEE REPORTS:

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- A. Architectural Review Committee (ARC): Michael O'Neill, Chair., spoke for the committee. This month there were 4 ARC applications submitted and approved, pending building permits. Michael informed the board that a GVM member has expressed an interest in serving on the ARC and will be in attendance next month.

COMMUNITY REPORTS:

- A. Glacier Gals: Beth Sammond, President, spoke for the group. The Glacier Gals donated funds to pay for one septic pumping (up to \$300.00) over the summer. The group is planning for summer activities that include the Memorial Day pancake breakfast, bake and logo wear sale that coincides with the annual meeting on June 27, serving continental breakfast and lunch for community workday on August 8. The board recognized and thanked Becky Weeder, for her years of service as The President of Glacier Gals.

PUBLIC INPUT: Including Board Members and staff, there were 16 members present.

A member thanked the crew for a good job plowing the roads nice and wide.

A member brought up the playground equipment. It was noted that the present equipment is durable, and a couple of extra swings might be nice if made from the same material that is there. The member also noted that if certain members want different playground equipment, those members should find ways to pay for and maintain it.

OLD BUSINESS: ARC Short Term Rental (STR) Policy change:

- A. ARC Chair, Michael O'Neill, presented the Short Term (31 days or less) rental policy proposal (inserted below)

Home-Based Businesses

All home-based businesses that will visually (or otherwise) impact the community shall be approved by the Architectural Review Committee. Like other activities subject to ARC approval, applications for businesses will be approved or disapproved based on compatibility with the general character of the area and potential effects on neighboring properties. For example, consideration will be given to increased traffic, parking issues, and nuisance activities.

Short term (31 days or less) rentals of GVM residences, are permitted as home-based businesses under the following conditions

- a. GVM members seeking ARC approval must provide the ARC with:
 - i. a copy of the complete application that has been submitted to Larimer County for the STR license; and
 - ii. a copy of the Operations Manual, which must include 24-hour contact information for the GVM member/owner and the Property Manager; and
 - iii. a copy of the rental contract form(s) that the GVM owner and the renter(s) sign.

- b. Only two (2) guests per bedroom (according to the GVM ARC file for the property) are permitted, up to a maximum of ten (10) guests, and further provided that the septic system is appropriately sized according to the Larimer County Assessor's records.
- c. All rental contracts must:
 - i. Contain full names, home addresses, cell phone numbers, and 24-hour contact for every adult guest;
 - ii. Be signed by every adult guest;
 - iii. Contain these rules, together acknowledgements that the guests will abide by: all GVM covenants, rules, and regulations; as well as Larimer County's rules and requirements.
- d. The Property Manager must have copies of ALL rental contracts, with 24 hours a day availability to GVM and Larimer County.
- e. No STR guests may use All Terrain Vehicles anywhere within GVM.
- f. No STR guests may fish in any pond, lake, or other body of water anywhere within GVM.
- g. No STR guest may use outdoor fire within GVM, whether open fire, fire pit, or otherwise.
- h. GVM members and their STR guests must voluntarily comply with all Larimer County STR Development Standards during the waiting period for Larimer County approval.
- i. A copy of the Larimer County license must be provided to the GVM office within 30 days of issuance. (*Cov. 1.1, 4.1, 4.17, Suppl. Cov.1-12*).

The board discussed proposed policy, changed and clarified policy where needed.

Kevin Snell moved to accept the Short Term (31 days or less) Rental Policy with changes as included. Unanimous motion passed.

- B. Revision to Snow plowing procedures: The board discussed snow removal procedures and recommendations submitted during the 01/15/2020 meeting.

The following is the procedure that will be followed by the Glacier View Meadows Road and Recreation Snow Plowing Crews.

Roads within Glacier View are designated as Primary and Secondary. Primary roads will be opened first. Example: Gate 1 to Meadow Mtn, Gate 3 to Montcalm, Gate 2-4, Gate 5 to Mt. Massive, Gate 6 to Green Mountain, Gate 8 to Gate 10.

Snowplowing will commence at the Managers discretion when measured snowfall is 6" or more. Snowfall depths tend to vary throughout GVM. The final decision to plow is the managers. If temperature is expected to rise the accumulation will be left to save expense and wear and tear on equipment.

Primary will typically be opened first. Secondary roads will be completed after the Primary roads are opened. The manager will, at his discretion, direct the timing of plowing to balance the travel needs of the community and employee safety.

Seasonal Lot owners desiring the roads leading to their lots opened should notify the office at least 48 hours in advance.

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Sand barrels are placed on several switchbacks and intersections. If you experience icy conditions, please take a few minutes to spread a can or two of sand/gravel. Your efforts make a big difference!

At the manager's discretion, there may be times when only certain roads are plowed. This depends on snowfall and availability of equipment. Speeds within the development should be reduced below the 20-MPH limit based on existing conditions.

Please do not park your vehicle on the road! Pull it into your driveway as much as possible. It is exceedingly difficult to see vehicles parked on the road while it is dark and snowing. It also creates obstacles while plowing.

If you encounter a plow on the road, please stay behind until you are waved by. We often must change lanes to avoid objects and we would rather not ruin your vehicle while doing so.

After plowing the roads can be slick for a while, especially in shady spots.

David Birks moved to rescind any and all previous direction or policy intended to govern or direct the timing of road snow plowing. The manager will, at his discretion, direct the timing of plowing to balance the travel needs of the community and employee safety. Furthermore, the board agreed to adopt the revised snowplowing procedures. AJ Shilling opposed, motion carried.

NEW BUSINESS:

- A. Glacier View Meadows Playground Equipment: Board members discussed the current playground equipment i.e., liability, age of current equipment, material, use of, expansion and budget. Kevin Snell moved to table further discussion. Unanimous motion passed.

ADJOURN: David Birks declared adjournment at 4:21 pm.

Joint Board meeting to be held immediately after this meeting and a Joint Executive Session will be held immediately after the Joint Board meeting.