

Approved May 19, 2021

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION**

March 24, 2021

Meeting held via Zoom.

Meeting ID 882 9323 0700 Pass Code 332940

ROLL CALL:

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

STAFF:

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

ESTABLISH A QUORUM: All present, Kevin Snell via Zoom, and a quorum was established.

CALL TO ORDER: David Birks, President, called the meeting to order at 3:38 p.m.

REVIEW AGENDA: No amendments

APPROVAL OF MINUTES DATED January 20, 2021. Minutes accepted as printed.

TREASURER’S REPORT:

- A. AJ Shilling, Treasurer, presented the report: The Road & Recreation Association completed the 8th month or 66.7 % of the fiscal year. Dues collected are 100.2% of budget and total income is at 114.7%. Operating Expenses 45.6 % and total expenditures are at 49.63 % of budget. Total Remaining Funds (carry forward) 295,655. Capital currently available are \$206,770. Trash budgeted income is 99.7% of budget and trash expense is at 72.6 % of budget. Total remaining Funds (carry forward) 11,145. AJ stated that the 2021-2022 budget committee will have to consider raising trash user fees.

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

General

1. Backhoe, down for short term, new water pump being sent up later this week (\$60, in house repair).

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1. Installed new electrical line around the shop for new safer outside outlets and new GFI outlet for the water hydrant to run the new electrical heat tape around inside line of hydrant. (\$2600 split with WS)
2. Periodic Report was renewed for 2021. This is the annual renewal of your registration with the **Colorado** Secretary of State and reserves your right to keep your business name for this state and keep your business information current.
3. Snow report, separate attachment.

Snow plan/report inserted below.

All vehicles were chained up and ready to go on Friday the 12th, staff on alert.

Saturday evening, one staff member came and got a snowplow truck, and I came and plowed Gate 6, 8 and 10 entrances about ½ mile back for each, to help other staff member get in the next morning.

Staff was expected to start 6am Saturday. Red Feather Lakes road had not been plowed that morning and made travel impassable, with vehicles stuck in road. I made it to gate 3 and plowed some there and back to the entrance from Gate 1. One staff member stuck on RFL road at gate 6, other stuck in driveway, sub-contractor digging themselves out, one within GVM and three of his employees could not get thru 287, being closed until Tuesday morning. One lane was plowed on RFL around 1030, three staff members were able to use the grader, loader, and backhoe to plow mainly around gate 6, 8, 9 and 10 area. Sub-contractor did not start in GVM until Monday mid-morning with two subs, Tuesday was with full staff of five to help GVM. (Gate 1 and 3 areas)

GVM only had the three heavy equipment pieces to move the snow, trucks were not able to help out much until afterwards with cleanup and some driveway entrances that got piled up.

On Wednesday, another local contractor was able to bring in two more pieces of heavy equipment to help out. Several times the heavy equipment went off the roads and required assistance to get out with other equipment, slowing progress down. The rumor of turning down a contractor from helping GVM is a flat out lie, that particular contractor was informed over the phone with an agreement, and he stated he would check back if he could start the next day, never did call back. Even a few of the contractors stayed out late on two nights that were clear to see and were not comfortable doing that but wanted to make up time to help.

We did use a staff member to drive around several areas at a time to help locate unplowed areas and contact the sub-contractor too to help. The radio communication system up here does not always work that well in the farther regions of GVM.

Plans at times changed literally by the minute, adjusting personnel and equipment on the fly daily.

PUBLIC INPUT BY ZOOM: There were 22 members present via Zoom.

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David Birks started the discussion by stating that GVM is run by a governance process. That means this board sets performance expectations and Larry manages himself and the staff to meet or exceed those performance expectations. The performance expectations I have understood as a resident in the 11 winters that I have been in GVM, is that after a snowstorm I am going to expect that for every foot of snow it will take a day before my court is cleared. If it is a wet and heavy wet snow, then I can expect that it will take another day or two before my court is cleared and if it is drifting then I can expect another day or two before my court is clear. I believe that 90% of the roads were passable by Thursday evening and nearly 100% by Friday. The team along with two contractors exceeded these performance expectations.

David Birks: Although we may not answer all your concerns today, the Board will take all suggestions and or comments under consideration.

Members having a difficult hearing and or understanding some of the speakers. Suggest they speak louder.

Member's suggestions related to snow removal: Improving communications: At least once a day send an email with updates i.e., this is what has been cleared and this is where we want to go. This would not only help keep the membership informed it would also allow members to keep their employer informed. Publish a written process and let members know that it is permissible to ask that a court be given priority.

Safety: Priority should be given to first responders. Six first responders live off a main (Montcalm Dr.) coming into the 9th, 10th and 11th filings.

Equipment: Consider purchasing a snowblower for the loader.

OLD BUSINESS:

A. Trailer/RV policy change proposal to match county regulations.

To eliminate the shell game Kevin Snell proposed amending the Glacier View Rules to state that RV's may be located in GVM not to exceed 180 days in any 12-month period. Moving an RV to another lot will not restart the 180-day limitation.

A board member asked if this policy change jives with the covenants. Kevin stated that this is an amendment to the Rules. A member asked if this policy in sync with Larimer County Rules. Kevin Snell stated that association covenants cannot trump county rules. Section 4.15 of the Master Declaration is contrary to Larimer County Ordinance section 18.3.5 B & C, and cannot be utilized. A GVM covenant or rule which is more restrictive is permissible. Therefore, the GVM RV rule must match up with the Larimer County rule.

Kevin Snell moved that the third paragraph of the Glacier View Meadows Road & Recreation Association Rules & Regulations (revised 3/19) be amended to read as follows:

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RECREATIONAL VEHICLES (RVs): RVs may be located for occupancy in GVM for a period not to exceed 180 days in any 12-month period. (Also refer to: Larimer County Code of Ordinances section 18.3.5 B & C; GVM Master Declaration Section 4.15 – Temporary Residences and Section 4.16 – Private Automobiles and Other Vehicles or Machinery, and ARC Regulations II-D, and VI-J) Property owners bringing RVs into Glacier View must register them, and the lot(s) upon which it will be located, at the Association Office. Moving an RV to another lot or lots does not restart the 180 day limitation. Fines for violation of this regulation will be imposed upon the lot owner upon whose lot an RV is located at the expiration of the 180 day period.
Kevin Snell, David Birks, AJ Shilling, Linda Petrie if favor and Don Herman opposed.
Motion carried.

NEW BUSINESS:

- A. CPA nonpayment bill (2020): The firm billed Road & Recreation \$3,300.00. AJ stated that the CPA did not file the proper tax return and it cost the Association \$5,700.00. AJ stated that the CPA did not do the job correctly and should not be paid.
David Birks moved to not pay the \$3,300 debt to the previous CPA and work with the new CPA firm to file an amended tax return to try and recover the taxes that were paid for the FYE 2019. Unanimous motion passed.
- B. Set Annual meeting Date: David Birks moved to hold the Annual meeting on 07/24/2021 Unanimous motion passed.
- C. Budget Committee Meeting: Since the Annual meeting date is being pushed to July the Budget Committee has until the May board meeting to present committee recommendations to the Board.
- D. Replacement pickup: Larry requested permission to purchase a pickup to replace and then sell the 2008, Ford. AJ Shilling moved to approve the purchase of a replacement pickup at a cost of \$23,000.00 to be divided 50/50 with Water & Sewer. Unanimous motion passed.
- E. Snowplow equipment:
 1. Replacement chains: Larry requested approval to purchase 3 sets of diamond chains for the heavy equipment at a cost \$1449.00 each for a total cost of \$4,347.00. These chains will replace the ladder chains. After discussion, the board agreed by consensus that the diamond chains will be more effective for snow removal and approved the purchase.
 2. Heavy Equipment Request: Larry asked the board to consider approving the purchase of a heavy-duty loader for snow removal. The loader we have now does ok but is not big enough to do all that we want it to do. We presently have 3 pieces of heavy

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equipment and a 4th piece with a v-plow system would improve our snow removing capabilities. Kevin Snell moved to approve the purchase of a larger loader that is v-plow compatible at a cap of \$50,000. Unanimous motion passed.

ADJOURN: David Birks declared adjournment at 4:38 pm