

Approved 06/17/2020

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
May 20, 2020**

ROLL CALL:

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

STAFF:

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

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

To abide by the Covid19 restrictions, the public was asked to attend today's meeting via telephone 970-493-4086.

Due to Covid19 the Annual meeting will not be held on June 27th. The Joint board will meet in June to determine a new meeting date, possibly in September.

CALL TO ORDER: David Birks, President, called the meeting to order at 3:48 p.m.

REVIEW AGENDA: After item 2, insert Appointment of interim board member, move Treasurer's report to # 5 and Manager's report to #6, under old business add f. Board meeting frequency, add g. ATV policy on open space.

APPOINTMENT OF INTERIM BOARD MEMBER: David Birks, reported that Jim Casadevall resigned his position as a board of directors' member. David Birks moved to appoint Linda Petrie as an interim board member to fill the open seat until the election. Unanimous motion passed.

APPROVAL OF MINUTES DATED February 19, 2020: Minutes accepted as printed.

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

General

1. The Summer edition of the Viewpoint was completed on time for delivery this month.
2. A new maintenance tech employee will start next Tuesday to replace Matt.
3. Added a small additional cinder block wall on the basement entrance.

Approved 06/17/2020

4. Foreclosure update on the three most recent properties, all three have been paid in full to the HOA.

Road & Recreation Association

1. The grader received several repairs by Titan Machinery, new batteries, heater grid solenoids and two gas lines. (\$2400)
2. A newer Myers sander (one-year old model) has been purchased to replace the two older models, which we will try to sell later this year. (\$4500).
3. A temporary buck-n-rail section was placed at Riddle north end to prevent further vehicles from driving on the lake when frozen.
4. A new mirror replacement was installed at the Mont Calm switchback due to vehicle hitting the old mirror.
5. New swings were replaced at the playground. (\$175)
6. Gate 5 required a repair on the stone sign entrance due to vehicle damage this past spring.
7. Road base has been added to lower gate 6 entrance, Snowmass and spot areas throughout GVM. A new court has been graded out in the 12th, Mummy View, a work still in progress. A few more courts are on the summer to do list.
8. Trailer violations will be sent out this July for several more property owners within GVM that have extended past the 6-month rule.

ROAD & RECREATION COLLECTION REPORT: End of April 2020

Previous year comparison:

2018-2019 Dues Billed: \$384,215	2019-2020 Dues Billed: \$382,400
Amount Collected: - 373,037	Amount Collected: -376,038
97% \$ 11,177	98% \$ 6,362

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:	\$41,506
Mar. 30, 2020:	\$37,563
Apr. 30, 2020:	\$34,518
May 31, 2020:	\$
June 30, 2020:	\$

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

Road & Recreation:							
Improved	Total Owed	Forclosure	Wrote Off	Unimproved	Total Owed	Wrote Off	Total
MARCH	\$985.13		\$0.00	MARCH	26,195.02		
APRIL	\$310.13		\$70.00	APRIL	26,170.02		26,480.15
	\$675.00	\$0.00	-\$70.00		\$25.00	\$0.00	
BILLING				BILLING	60.00		
ACTUAL				ACTUAL			
COLLECTED	\$605.00			COLLECTED	85.00		\$690.00

TREASURER’S REPORT: AJ shilling, Treasurer, presented the report. The Road & Recreation Association completed the 10th month or 83.3 % of the fiscal year. Dues collected are 100.9% of budget and total income is at 118.4%. Operating Expenses at 72.6% of budget and Total expenditures are at 71.49 % of budget. Total remaining funds (carry forward) \$173,464. Capital reserves are \$182,719. Trash budgeted income is 97.3% of budget and trash expense is at 69.6 %.

AJ noted that the Operating Road Maintenance account is under budget. Larry stated that road work is scheduled for May and June and this account should even out. AJ asked “Why don’t we purchase a dump truck? It would be better than using the front-end loader to haul material around the subdivision.” AJ also stated that a dump truck could also be used to cutdown the cost of contracting outside hauling.

The board asked Larry to submit projected costs as well as pros and cons of purchasing a dump truck.

AJ also suggested putting moratoriums on expenses i.e., fish, buck-n-rail etc. After discussion, the board agreed that the staff and board will keep track of revenue for data purposes and if there is a trend toward shortfall it will be discussed at that time.

COMMITTEE REPORTS:

- A. Architectural Review Committee (ARC): Michael O’Neill, Chair., submitted a written report: Due to COVID 19 the ARC met digitally:
 - April 8, 2020 – 4 applications approved as submitted: Color change, Residence, deck and a shed. One application for a residence was conditionally approved pending submission of county building permit.
 - May 13, 2020 – 5 applications were approved as submitted: Color change, 2 sheds, deck and solar roof panels.
 Recommend ARC Membership for Terry Wadsworth

- B. Ecology Committee: No Report – Linda Petrie stated that due to Covid19, the Ecology Committee have not met in person. However, while practicing social distancing members continue to work on trails, highway cleanup and the demonstration garden.

COMMUNITY REPORTS:

A. Glacier Gals: No Report

PUBLIC INPUT: Public attendance in person was not permitted, however the membership was invited to call into the meeting by phone (970) 493-4086. Other than Board Member, Gordon Nuttall, who called into the Water & Sewer meeting only, there was no public attendance to either meeting.

Don Herman asked for a status report concerning the Nominating Committee and possible candidates. Mary Keller reported that Steve Groetke and Steve Schultz, volunteered to run for R&R board positions.

OLD BUSINESS: None

NEW BUSINESS:

A. Pavilion design change: David Birks move to approve pavilion design change. Unanimous motion passed

B. Budget proposal: The 2020 – 2021 Budget Committee Members are: Linda Petrie, Fred Delano, and Ex officio, AJ Shilling, who reported for the committee: Due to Covid19 restrictions with the assistance of GVM, Manger, Larry Maybon and GVM, Accountant, Deanna Snell, the committee reviewed the budget via phone and email. The committee completed its review of the budget worksheets and the accompanying schedules for payroll and capital assets. The committee did not see any area of revenue or expenses that would need to be adjusted from what was submitted. There will be no increase of Annual Dues of \$400 or Trash Fee of \$50 for HOA members and \$155.00 for Special Members.

It should be noted that the Board has previously authorized the following expenditures from the Capital Reserve fund: \$8,000 for a sand dispenser for road applications and \$25,000 for the Pavilion structure.

These expenditures when coupled with the \$40,000 contribution to be made in 2020-2021 would result in a percentage of asset coverage after trade-in values of approximately 40%.

One additional comment is that the Manager has been authorized to do improvements on various identified cul-de-sacs to provide for emergency access and provide turning ratios for vehicles. This work was started in 2019-2020 with costs being charged to the account for Road Maintenance Materials. It is anticipated that this work will continue at the Manager's discretion. No additional funds for this purpose are included in proposed budget.

2020-2021 - Cap increased by 2019 CPI-U 1.7% to \$471.78

The Board accepted the report for presentation at the Annual meeting (Date TBD).

C. Appointment of ARC member: David Birks moved to appoint Terry Wadsworth to the ARC for a two-year term. Unanimous motion passed.

Approved 06/17/2020

- D. Doggie bag dispenser: Linda Petrie moved to approve the purchase of one dog bag dispenser along with a sign “clean up after your pet and pack it out” to be placed at Crellin lake. Unanimous motion passed.
- E. Update on road projects: Larry outlined current and upcoming road projects for this season: Adding base and installed culvert on Mummy View Ct., in the process of adding base to Critter Ct. Bierstadt, Windom Ct, Cucharas Mtn Ct., installing a culvert on upper Turkey Roost, expansion of office parking lot near basement entrance. The board requested that Larry submit a written report outlining road projects to be completed this season
- F. Board meeting frequency: Kevin Snell suggested holding board meetings quarterly instead of monthly. *David Birks requested that this topic be put under Old Business on the next meeting agenda.*
- G. ATV's in open space: Kevin Snell moved to prevent ATV's from driving into the open space at gate 5, by blocking both entrances into the greenbelt. at Gate 5. Unanimous motion passed.
- H. Ecology Committee statement concerning watering for reforestation: David Birks moved to request that the Ecology Chair, verify and remove any reference to using well water for reforestation and promote using captured water or the hauling of water from outside of the augmentation area Unanimous motion passed.

ADJOURN: David Birks declared adjournment at 4:53 pm.