

Approved 11/14/18

**GLACIER VIEW MEADOWS
ROAD AND RECREATION ASSOCIATION
September 19, 2018**

ROLL CALL:

Don Herman – President (absent)
David Birks – Vice-President
Linda Petrie – Treasurer
Jim Casadevall – Secretary
Jenny Rogers – Director

STAFF:

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

ESTABLISH A QUORUM – All present except Don Herman who was excused, and a quorum was established.

CALL TO ORDER: David Birks, Vice-President, called the meeting to order at 3:16 p.m.

REVIEW AGENDA: No amendments – Under Committee reports the Nominating Committee was inadvertently left off of the Agenda.

APPROVAL OF MINUTES DATED: August 15, 2018

The August 15, 2018 minutes were approved as printed by consensus

TREASURER’S REPORT: Linda Petrie, Treasurer, presented the report. The Road & Recreation Association completed the 2nd month or 16.7% of the fiscal year. Dues collected are 93.5%. Total expenditures are at 13.98%. Trash budgeted income is at 92.9% and Trash expense is at 9.7%. The report was accepted as printed.

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

General

1. CMCA recertification completed and renewed for another two years

Road & Recreation Association

1. Received the last part for the transmission repair on the dump truck, which will be started this Friday. Have used Johnson trucking to deliver some base and other materials the past week for roads.
2. The open fee container for the summer was picked up September 18.
3. Two more trailers were removed this past week that exceeded the 6-month time allocation, one new fine letter and two warning letters were sent out this past month for other trailers

4. A new culvert was placed off Mount Champion drive this month, with several more courts graded or reworked.
Ginny Rogers asked, “what was the main problem with the dump truck”? Larry responded the “the torque converter”. Ginny: “what caused the torque converter to go out?” Larry: “The Flex Plate broke. The plate may have overloaded by heat”.

COMMITTEE REPORTS:

1. **Ecology Committee:** Linda Petrie, spoke for the Ecology Committee
Speaker Series: Sep 11: Weston Toll – Coalition for the Poudre River Watershed
Linda suggested everyone attend the speaker series. They are interesting and wealth of information.
Trails: Groomed Marron Bells 1, Crellin Nature and Crellin West. The committee is in the process of investigating a possible trail using the greenbelt off of Haystack Dr. and Manhead Mtn Dr.
2. **Architectural Review Committee (ARC):** Kevin Snell, Chair, presented a written report to the Board: The ARC received seven applications and six were approved as submitted. The 7th application was approved with a roof pitch variance. There were two project completion site visits.
3. **Road Improvement Committee:** Pete Davis, Chair, reported for the committee (report inserted below). On Tuesday 9/18/2018 several members of the Road Advisory Committee met with Todd Juergens, Larimer County Road and Bridge Supervisor seeking his observations on our roads and possible recommendations to their upkeep. Todd has years of experience and expertise on roads similar to ours and is currently accountable for over 450 miles of gravel roads within Larimer County. As Todd was quick to point out, there are many different methods of taking care of roads and he and other county supervisors do not always agree or use the same methods but rather use methods they personally believe in and can be supported by the equipment and budgets they have.

His observations and recommendations may not be those of some or all of the Advisory Committee and are not being noted here as the committees. All of these as well as some other discussions that were had with him but not identified here will be reviewed at our next committee meeting and our suggestions made as part of our final summary to the board. The committee has discussed many of his observations and recommendations already but receiving confirmation of our thoughts was encouraging

Todd’s observations:

- Our road conditions are not only typical of other similar communities but even above average. The county averages grading their gravel roads only three times a year and supported by repairs as needed.
- Our roads are all original bare unimproved native ground with no base to work from. Many of the fines required to bind materials being added have been lost to the ditches or wind.

- There is no one solution to how roads can be maintained and the budget and equipment available play a major part in what can be done. Cost effective methods and materials along with paying more attention to specific areas of need could enhance our use of resources available.
- Washboarding appears to be our greatest problem. As we all know, tire slippage created by speed are primary cause of washboarding. He believes reducing speed limits usually has little impact on reducing the speeds residents travel at. It appears ruts and potholes are not a major problem and may only be an issue in specific areas during heavier rain or runoffs
- He believes the use of a dust suppressant would reduce our dust problem and washboarding.
- We followed the grader on part of the road and although he would not comment on the graders method or capability he did mention he was unable to determine the plan being used. On reviewing a completed section he felt way too much material was being left on the ditch edge and not enough in the center. Crowning may not be needed on all sections of the road but if more material was left in the center it could be distributed by traffic onto the travelled section and take more time before ending up on the sides. He observed that with the quantity of such large iceberg rocks and our grader being one not so user friendly, the grading is a difficult task for the operator and a higher level of expertise could be required. This would probably only be achieved by time in the seat although input from other operators familiar with these conditions could assist.
- Compaction could be an advantage in certain sections but only if it was a rubber tired unit and the road material was of compaction quality and large amounts of water was used. Many of our roads have a dirt gravel mix that even when water is applied it will not ball up which would not be compactable in its present state. It could be very expensive to improve road conditions to achieve compaction conditions that would last more than a few days.

In addition to his observations he offered a few recommendations.

- Use the dust suppressant DuraBlend or Mag Chloride which is cheaper
- Use lots of water when grading to improve blading
- Improve the quality of our aggregate. He said he understood getting better quality is more expensive and may even be unavailable so getting the best quality which is cost effective may be only method. When purchasing better quality product, use it in areas such as switchbacks rather than open stretches.
- It may be cost effective to take the buildup of fines and clays from sections of road that has large amounts of excess and move it to areas of decomposed granite that could benefit from it

Approved 11/14/18

- make better usage of material that has worked its way into the ditches or sides of road. If necessary, leave a small crown of it in the center of road to be distributed by traffic into travelled sections. A feathering action should be last pass of material that was bladed to center versus grading edges last which leaves a windrow which is unacceptable.

- It may be much easier on equipment to leave it overnight in the areas being worked on rather than returning it to the shop

Pete also stated that the committee has an issue in that the members do not understand why there are so many maintenance problems. The Grader was down for the entire summer, the front-end loader and dump truck were also down a portion of the summer. At some point soon, the Road & Recreation board should ask: "Is it the quality of the equipment, is the equipment being used correctly, is the equipment being maintained" For instance, if the problem of overloading the dump truck caused it to breakdown, are we going to haul less material?

The committee also presented a road maintenance schedule and map.

4. **Nominating Committee:** It was stated that Buzz Sweeney, Committee Chair, volunteered to expand his duties to include volunteer recruitment for all committees. Buzz Sweeney, Chair, reported for the committee: Buzz stated that his first involvement will be recruiting for the Recreation and Fishing Committees. Presently they are not up to par. Buzz stated that he would be contacting the Chairs, of the other committees to offer his help (as needed) in recruiting volunteers.
- Buzz requested 15 minutes of time at a future meeting. He would like to do a mock balloting. The goal is to transfer away from the way the Associations does balloting which is the person who gets the most votes gets elected. Buzz wants to change that to anybody that is elected will have the majority vote plus one.
- David Birks asked that before any further steps are taken, all policies should be checked to make sure there is not a clear direction already in place.

COMMUNITY REPORTS:

1. Glacier Gals: Linda Petrie reported that the Holiday party will be held on December 9, 2018. At the 09/18/2018 meeting, Guest speaker, Fire Chief, Vanessa Fournier, presented a synopsis of the Mill Levy proposal.

PUBLIC INPUT:

A member suggested reducing the amount of material the dump truck is hauling.

A member stated that it would be great if the Association will follow the schedule and grade more often.

A member asked those present to support the Fire District and come to the Mil Levy meetings being held this Saturday and Sunday.

Jenny Rogers stated that on August 24th, she was standing in her front yard and observed the backhoe traveling down Green Mtn Dr. at a high rate of speed. The concern is that it was 4:20 and school kids are coming home from school. Jenny also stated that she has been around

Approved 11/14/18

enough equipment, to know that that you can't control those bouncy tires when driving that fast. Also, if speed is a contributing factor to wash boards our equipment should not be driven at high speeds.

A member suggested looking at a piece of equipment that could be pulled behind the grader or purchasing a second piece of equipment called a mini grader to pull behind a tractor.

Linda Petrie stated that the Board meeting in November is the day before Thanksgiving. "Should the Boards consider moving the meeting up one week?" David Birks instructed the manager to discuss the date change with both Board Presidents. I there is an agreement, post the date change immediately.

OLD BUSINESS:

1. Fire Wise Status HOA Greenbelts: Jim Casadevall suggested teaming up with the Glacier View Fire District to assess the condition of greenbelts. It is Jim's opinion that a good place to start would be the Association building. Trimming trees and cleaning the gutters. David Burk, Fire District Board President, stated that the district is on board and the Fire Chief will be available to help assess areas. David Birks suggested that Jim and David collaborate and return to the Board in October for a motion. Jim Casadevall moved to table further discussion to the October 17th Board meeting. Unanimous-motion passed.

NEW BUSINESS:

1. Appointment of Architectural Review Committee (ARC) Committee Chairman: Ginny Rogers moved to appoint Kevin Snell as ARC Chair for a two-year term. Unanimous-motion passed.
2. Trash Holiday hours/schedule/coverage: Manager, Larry Maybon stated there are subs working on the weekends, but it is difficult to find coverage on Holidays. David Birks moved to close the trash on holidays. Unanimous-motion passed.
3. Place Recycle Container in the locked enclosure: Manager, Larry Maybon, informed the board that in order to keep recycling available we need to limit the non-recyclable items. Larry proposed a trial run of locking the recycling bin behind the fenced enclosure. Recycling hours will be the same as trash hours. Users will come into the office for a key. The board discussed the issues facing recycling and if the recycling box is taken away everyone who recycles will have to take items to Fort Collins. Linda Petrie moved to move the recycle box, into the locked enclosure, for a trial period to be re assessed this spring. Unanimous-motion passed.

ADJOURN: Jim Casadevall moved to adjourn at 4:15 pm. Unanimous-motion passed