

Approved 01/20/2021

**GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION**

**November 18, 2020**

Meeting held via Zoom  
Meeting ID 81242852404

**ROLL CALL:**

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

**STAFF:**

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

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

**CALL TO ORDER:** David Birks, President, called the meeting to order at 3:19 p.m. David stated that we are technically in violation of the Larimer County Health order in that personal and outdoor gatherings are limited to 10 people from no more than two households. If this order stays in place, we need to find another way to do our meetings.

**REVIEW AGENDA:** No amendments

**APPROVAL OF MINUTES DATED October 21, 2020:** Minutes accepted as printed.

**TREASURER'S REPORT:**

- A. AJ Shilling, Treasurer, presented the report: The Road & Recreation Association completed the 4th month or 33.3 % of the fiscal year. Dues collected are 97.4% of budget and total income is at 110.8%. Operating Expenses 24.0% and total expenditures are at 26.95 % of budget. Total Remaining Funds (carry forward) 359,286. Capital reserves currently are \$206,725. Trash budgeted income is 96.9% of budget and trash expense is at 38.0 % of budget. Total remaining Funds (carry forward) 33,200. AJ also informed the board that there is a meeting scheduled with the new CPA on Monday, November 23 at 10:00 am. AJ also informed the board that he told the previous CPA that Glacier View will not pay for his services until the tax issues are resolved and asked the board to support his actions.

Trash Budget: A lot more people are using the trash facility and more boxes and non-household being disposed of. If this trend continues trash dues may need to be raised.

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

**General**

1. Deb Schwartz started this past Monday as our new employee/field tech.
2. The backhoe received a set of new rear tires from GCR (\$2184).
3. The board books/information has been downloaded onto usb drives for the directors, thank you to AJ for donating the drives.
4. Office will be closed next Thursday and Friday (Thanksgiving holiday) November 26<sup>th</sup> and 27<sup>th</sup>, trash will be closed Thursday.
5. Letters/notices/phone calls:
  - Vehicles
  - Lighting
  - Nuisance
  - Arc

**Road & Recreation Association**

1. New nozzles and a pump were replaced on the diesel fuel tanks.
2. The 2011 Dodge 5500 received two new front tires from Big O tires (\$438)
3. Grader is under maintenance repair from Titan+, unsure of issue, transmission warning lights and leak, parked at Riddle for now.
4. Two new set of chains replaced and one plow setup not functioning properly (harness issue) being looked into after the past snow.
5. The Viewpoint is at the printers and should be delivered by Monday of next week.

**ROAD & RECREATION COLLECTION REPORT: End of Oct. 2020**

Previous year comparison:

2019-2020 Dues Billed: \$382,800	2019-2020 Dues Billed: \$381,600
Amount Collected: <u>-362,415</u>	Amount Collected: <u>-359,232</u>
95% \$ 20,385	94% \$ 22,368

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

Total Amounts Past Due:

July 31, 2020:	\$81,881
Aug 31, 2020:	\$51,881
Sept. 30, 2020:	\$42,853
Oct. 31, 2020:	\$40,124
Nov. 30, 2020:	\$
Dec. 31, 2020:	\$
Jan. 31, 2021:	\$

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Feb. 28, 2020:	\$ 41,506	Feb. 28, 2021:	\$
Mar. 31, 2020:	\$ 37,563	Mar. 30, 2021:	\$
Apr. 30, 2020:	\$ 34,518	Apr. 30, 2021:	\$
May 31, 2020:	\$ 20,734	May 31, 2021:	\$
June 30, 2020:	\$ 18,494	June 30, 2021:	\$

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

Road & Recreation:							
Improved	Total Owed	Foreclosure	Wrote Off	Unimproved	Total Owed	Wrote Off	Total
SEPTEMBER	\$2,890.93			SEPTEMBER	15,388.42	112.50	
OCTOBER	\$2,935.93			OCTOBER	15,448.42	112.50	18,384.35
	-\$45.00	\$0.00	\$0.00		-\$60.00	\$0.00	
BILLING	\$45.00			BILLING	60.00		
ACTUAL				ACTUAL			
COLLECTED	\$0.00			COLLECTED	0.00		\$0.00

**PUBLIC INPUT BY ZOOM:** Four members are present via zoom no input

**OLD BUSINESS:**

Before addressing item A., David Birks opened the discussion stating that ARC, Chair, Michael O’Neill, resigned his position, citing personal reasons. David publicly thanked Michael for his service and for getting the ARC through some difficult times during COVID. David has been given the task as the interim chair, until a replacement is appointed.

A. Exterior lighting rule clarification:

The Board received a compliant concerning night lighting in Glacier View Meadows. The board sent this topic to the Architectural Review Committee (ARC) for clarification. The ARC reviewed the ARC Rules and Regulations that are in place:

**VI. Other Environmental Considerations Regarding Properties**

A. Exterior Lighting In keeping with the natural setting in Glacier View Meadows, outside lighting shall be limited. The use of low voltage (low candlepower) lighting systems is required. Automatic day-night activation by sensors or timers, resulting in night flood lighting longer than one minute plus the duration of movement is prohibited. (Cov. 4.17)

The ARC determined that this policy does not say that low voltage cannot stay on to light a path. But anything on a sensor or timer that results in flood lighting is prohibited. The ARC also determined that the compliant received was above and beyond the concerns that are addressed in the exterior lighting rules. The committee felt that there is no need for additional action on this subject at this time. Kevin Snell stated that the Covenants allow the Association to make reasonable rules but based on some of the suggestions set

forth in the complaint, the suggestions are neither necessary nor reasonable and if it is not reasonable, it will not be upheld. Larry agreed to send a letter to the member stating such.

B. Compliance Committee update:

AJ Shilling resigned his position as the Compliance Committee Chair and Kevin Snell volunteered to chair the committee. Kevin stated that the committee will review the violation spread sheet they have and see what can be done do to assist Larry where he is not getting support from the county.

C. Fire ban restrictions concerning Fire Pits and open fires policy: For the safety of Glacier View Meadows (GVM), the board agreed by consensus that GVMs open fire policy should be addressed. Most GVM properties use open fires (campfires) for recreation and presently, there is little guidance in place for firepits.

David Birks researched neighboring HOA policies and presented a copy of Crystal Lakes, Road & Recreation, Association, current specifications, and open fires policy. Board discussion included enforcement, other mitigation needs, and what the wording of a GVM policy would look like. David Birks volunteered to work with GVM, staff and the Glacier View Fire District, and will present recommendations to the board for consideration.

**NEW BUSINESS:**

A. Front Loader Repair

Larry presented a repair estimate for the loader:

\$2700.00 labor, 300.00 travel, 3800.00 aftermarket parts, brake discs, brake plates, brake piston plates and seals for a total of 6,800.00.

David Birks moved to approve funding for needed loader repairs of \$6800.00. Unanimous motion passed.

**ADJOURN:** David Birks declared adjournment at 3:52 pm

The Joint Board plans to adjourn into Executive Session, at the end of the Joint meeting, to be held immediately after this meeting.