

Rough draft

GLACIER VIEW MEADOWS  
ROAD AND RECREATION ASSOCIATION  
WATER AND SEWER ASSOCIATION  
ANNUAL MEETING  
July 24, 2021  
In Person and  
VIA ZOOM  
Meeting ID 864 4397 6860 Passcode: 267028

**ATTENDANCE:**

Water and Sewer (W&S)

Jim Petrie – President  
Dan Barbour – Vice president  
Karen Turner – Treasurer  
Larry Peterson – Secretary (absent)  
Lynn Johnson – Director

Road and Recreation (R&R)

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  
Deanna Snell – Accountant  
Frank Stanek – Water System Operator  
Wayne Honeycutt – Operations Maintenance  
Deborah Schwartz – Operations Maintenance

**CALL TO MEETING TO ORDER:**

David Birks, President, Road & Recreation Association, called the meeting to order at 9:03 a.m. All present, except Larry Peterson who was excused.

**DETERMINATION OF QUORUM OF THE MEMBERSHIP / CERTIFICATION OF NOTICE**

Annual meetings and special meetings are considered a meeting of the membership. To establish a quorum 50-unit owners must be present by attendance or proxy. It was determined that a quorum of the membership was present by vote and the Annual Meeting Notification was sent on time.

**REVIEW ANNUAL MEETING MINUTES DATED:** September 19, 2020 – Dan Barbour moved to approve minutes dated September 19, 2020, Don Herman 2<sup>nd</sup>. Unanimous motion passed.

**TREASURER'S REPORT:**

- A. Road & Recreation Association - AJ Shilling, Treasurer, presented the report: Road & Recreation completed the 12th month or 100% of the fiscal year. Dues collected are 101.4 % of budget, dues billed are at 98.6% of budget, total income is at 119.8.% of budget. Operating Expenses: Operating Road maintenance is

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- high at 108.4% of budget due to snow removal contract expenses. Total expenditures are at 93.76 % of budget. Total Remaining Funds (carry forward) 150,196. Capital currently available are \$145,790. Trash budgeted income is 105.8% of budget and trash expense is at 105.2 of budget. Total remaining Funds (carry forward) YTD \$12,498.
- B. Karen Turner, Treasurer, presented the report. The Water & Sewer Association completed the 9th month or 75% of the fiscal year. Account 001: Income is at 112% and Total expenses at 70% of budget. Total YTD transfer to capital 12,500.00. Total YTD Carry Forward to 21-22: 98,821.27. Account 002: Income 100% and Total expenses at 83%. Total YTD transfer to capital \$73, 600.00. Total Carry Forward to 21-22, 89,341.16. Account 003: Income at 104% and Expenses at 94%. Total YTD Transfer to capital \$2,000.00. Total YTD Carry Forward to 21-22 24,014. Consolidated Totals: Income at 105% and Total expenses 78%. Total transfers to capital 88,100.00.

### **PRESIDENT'S REPORT:**

- A. David Birks, President, Road & Recreation Association  
Welcome back! Survival - Survived the pandemic, fire evacuations, and other sundry challenges - On to thrive - Continued operation and orderly buildout of our community.- Active property transfer market - Building and improving.  
Roads – slow down! Broken record, please slow down, our roads are easier to maintain if we slow down. Yield to oncoming vehicles, don't crowd especially when snowing. Recreation – firepits! New requirements, be sure you are up to date - Protect your property and your neighbors to maintain our community  
Respect – roads, lights, dogs, noise, rules & regs, covenants. As our community fills up, please be respectful.  
Change – density, climate: Our community is changing, that is the only constant, please do your part in helping preserve our piece of the mountain.
- B. Jim Petrie, President, Water & Sewer Association:  
Jim talked about the importance of water conservation. He noted that during this last year the community wells took a big hit: Beginning with people trying to keep their property safe by leaving sprinklers run while we were evacuated for the Cameron Peak fire causing all community wells to shut down. This action may have contributed to joints separating causing leaks in the lower 8<sup>th</sup> filing. In addition, the 4<sup>th</sup> filing well took a second hit, during the deep freeze several part time homes froze, and pipes burst causing major water leaks and the well almost went dry. There is a new well in the 4<sup>th</sup> (drilled to 1000') that is being tested per state guidelines. If all goes well should be online late summer or this fall. A new water line was installed in the part of the lower 8<sup>th</sup> and the completion is scheduled for late summer. As an enticement for members to get their septic tanks pumped, the Association offers a \$100.00 rebate once, every 3 years.

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

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GVM has seen a huge turnover of properties this past year and several new residents. I would like to remind all residents that it is their responsibility to learn and know the rules within GVM. A simple rule of thumb, for any repairs, changes, or additions on the outside of your home most likely will require ARC approval. Paint changes, deck or roof color changes need an application submitted too, and these do not cost the resident a fee.

Many times, I am asked if there is enforcement happening on certain homes or their neighbors? Most complaints are checked into in some version of a call or research or letters to those that violate such rules. At the same time, violation letters, fines or further liens are not public knowledge, we abide by privacy rules for all residents. Many times, the issue is taken care of immediately, but not always and some violations may take some time to deal with. The staff or I cannot remove items from private property or go out and remove a dog or go overnight and change the color of a house. Neighbors should always try to contact their neighbor first, if possible, while we all need to respect each other's way of life on the mountain.

### **Water updates:**

The new well in the 4<sup>th</sup> is in the testing phase for the water samples with the state. If the first results are within the safe ranges, it should be able to start phasing in by end of summer. If a second set of tests are required this may delay another month, late fall.

Water line replacements in the lower 8<sup>th</sup> are still on the schedule board for this late summer, those residents affected will be given heads up notice.

### **Road and Rec updates:**

New Culvert installed below gate 1 across from Orville's, other new areas are being investigated as new drainage evolves around the area. A reminder to all, residents' culverts from their driveways are your responsibility. The staff can help on some culverts for residents if they call or email me, costs are (\$60-\$150, for clean out service), (new culverts can also be installed, price range of \$400 and up).

As always if your court is in need of road repair or other damages show up on your roadways, contact the office. I will also remind residents to be respectful of the staff too, not just your neighbor.

### **PUBLIC INPUT:**

Darlene Kirkpartick – North Forty Alliance

The North 40 Mountain Alliance is a non-profit organization comprised of volunteers in your own community.

We help our community respond to disasters such as COVID 19 and wildfires. Our goal is to make our community as resilient and strong as we possibly can by helping people prepare for emergencies, by keeping the community up to date and connected during

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emergencies, and by providing a strong and rich network of tools and resources to help each other rebound during and after a disaster strike.

The economy shutdown over COVID-19 has hit many of our community residents especially hard. We, and our awesome teams of volunteers in the Red Feather Lakes and Livermore areas, have partnered to bring about the North 40 Food Pantry.

As of May 1st, the North 40 Food Pantry has served over 8,657 community residents, in over 471 different households, by giving out over 255,727 pounds of free food!

The North 40 Mtn Alliance is starting up a transportation service in our area. We have a 13-passenger van, and we are in the process of applying for grants. It would help us to know who would use the service, what they need the service for, and when they would use the service. If you can fill out the survey, it would help us to make the most of the grants and offer transportation service that works for you.

Transportation services we can provide with the van.

1. The van drives people into Fort Collins for groceries, appointments, prescriptions
2. The van picks up groceries, prescriptions, supplies and delivers them to a central location or home delivery.
3. The van does drops library books and materials off at a person's house and checks in on the person.
4. The van takes a group of people into Old Town to visit the stores, and /or walk or ride a bike on the trails.
5. The van takes people into town for a social event like a movie or concert, etc."

If you need assistance filling out the survey, or wish to volunteer you can call the library at 970-881-2664 or email Darlene at [darlene@redfeatherlibrary.org](mailto:darlene@redfeatherlibrary.org)

Dan Knox – Acting Chief, Glacier View Fire District:

Dan reported that there are 22 Fire District members that include 2 EMT's, 1 *Paramedic*, 2 EMR's / first responders and 3 are in school to be EMT's.

The fires we experienced this year are an alarming demonstration that we are in a new normal. These fires will be more frequent and more severe. While we escaped a direct hit from the Cameron Peak Fire, we know that several of our neighboring communities did not, and we were able to send members to support neighboring fires districts. We are in the process of developing a Community Wildfire Protection Plan. We have a growing relationship with the Larimer County Sheriff's Office Emergency Service Unit, Larimer County Emergency Management, the North 40 Mountain Alliance, and our neighboring fire districts. These relationships are a positive for everyone. To receive emergency updates Dan Suggested that members sign up for LETA and North Forty.

Beth Sammond, President, Glacier Gals, spoke for the group:

The Glacier Gals have resumed most fundraising activities including bake and logo ware sales. They continue to recycle cans and make address signs. Because of recent Covid 19 reports, there will not be a Labor Day pancake breakfast.

Fran Stanek – GVM Water Operations: Frank reported on water testing of community system water. Frank also addressed members who have their own's water well explaining

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that copper in your drinking water is not from the groundwater but from your plumbing, flushing the water system before using the water for drinking or cooking is a practical option. Use cold water for drinking and cooking “do not use hot water to cook with”.

#### **APPLICABLE COMMITTEE REPORTS:**

- A. Architectural Review Committee (ARC): David Birks Reported for the committee. The ARC has approved 37 applications this fiscal year. 5 Fence/Dog runs, 2 garages, 12 sheds, 4 color changes, 5 homes, 2 short term rentals, 2 solar panels, 1 gable, 1 deck, 1 home business, 2 pole barns.
- B. Ecology Committee: Dan Barbour, Chair, reported for the committee. As per the GVM Road & Recreation By-laws, the GVM Ecology Committee is a standing committee that has the responsibility to monitor and advise the Board on all matters having an ecological impact on the community. Meetings are held on the second Tuesday of most months from April through October at 6:00 pm in the Mtn Meetin’ Place. The Ecology team provides information regarding ecological issues relevant to our community that is west of Livermore, CO. Information is distributed through new homeowners’ packets, brochures, mailings, displays, the GVM website, Newsletter, and Speaker series. The Ecology committee is a great way to get involved in the community. Projects include reducing noxious weeds, restoring land, thinning forests, and maintaining hiking trails and the GVM Demonstration Garden.
- C. Budget Committee Reports and Recommendations 2021-2022

#### Road & Recreation Budget Committee Report

Road & Recreation Association 2021-2022 Budget proposal (inserted below): AJ Shilling, Treasurer, reported for the committee. Committee members: Fred Delano, Paul Burek, Cavender Andrews and board ex-officio, AJ Shilling. Also present to assist in reviewing the budget were Larry Maybon and Deanna Snell. The committee completed its review of the budget worksheets and the accompanying schedules for capital assets.

There will be no increase of Annual Dues of \$400. There is budgeted to be a \$99,000 cash carry forward to June 30, 2022.

The Trash Fee is increased to \$60 for HOA members and \$200.00 for Special Members. The Manager will determine what increases will be assessed on the Fee based Dumpster.

The following changes in expenditures from the 2020-2021 budget are as follows:

- Increase in Winter Contract Services from \$4,000 to \$15,000.

- Decrease in Road Maintenance Materials from \$60,000 to \$50,000.

- Increase in Capital Reserve Contribution from \$40,000 to \$50,000.

It should be noted that the Board had previously authorized the following expenditures from the Capital Reserve fund: \$50,000 for a front-end loader and \$12,500 for a replacement vehicle. Both expenditures have been made for a total of \$61,003.

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These expenditures when coupled with the \$50,000 contribution to be made in 2021-2022 would result in a fund balance of \$201,000 which represents a percentage of asset coverage after trade-in values of approximately 40%.

2021-2022 – Cap increased by 2020 CPI-U 1.4% to \$478.15

### Water & Sewer Budget Committee Report

Water & Sewer Association Budget Committee Proposal 2021 – 2022 (inserted below): Karen Turner, Treasurer, presented the report for the budget committee. Committee members are Jerry Tucker, David Robinson, Stan Salyer, and ex-officio, Karen Turner and Dan Barbour. With the assistance of GVM, Manager, Larry Maybon and GVM, Accountant, Deanna Snell. The committee reviewed the budget. After consideration Karen presented the following proposals:

Account 001: The committee recommends raising the dues from 174.00/year to 234.00/year for improved properties and from \$87.00/year to \$117.00/year for unimproved properties.

Account 002: No increase for this year

Account 003: Community Water System, the committee recommends increasing the water user fee from \$600/year to 780.00/year and raising the water availability fee from 300.00/year to 390.00/year.

### **NEW BUSINESS:**

- A. Road & Recreation Board Discussion and Vote on 2021-2022 Budget: (see above report) Kevin Snell, Road & Recreation, moved to approve the 2021-2022 Road & Recreation Budget as submitted. Unanimous motion passed.
- B. Water & Sewer Board Discussion and Vote on 2021-2022 Budget: (see above report) Dan Barbour, Water & Sewer, moved to approve the 2021-2022 Water & Sewer Budget as submitted. Unanimous motion passed.

### **ELECTIONS:**

There are three (3) openings on the R&R Board, and two (2) openings on the W&S Board.

David Birks introduced the candidates and each candidate introduced themselves to the membership.

### **Road & Recreation Candidates:**

Incumbent, AJ Shilling

Incumbent, Don Herman

Paul Burek

### **Water & Sewer Candidates:**

Incumbent, Lynn Johnson

Wayne Schroeder

### **ELECTIONS RESULTS:**

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First, David thanked the vote counters for their service. Committee members are Diana Reeves, Committee Chair, Marsha Anderson, and Ann McKay.

Road and Recreation Association: AJ Shilling, Don Herman, & Paul Burek, were elected for two-year term.

Water and Sewer Association: Lynn Johnson & Wayne Schroeder were elected for a two-year term.

David Recognized Jim & Linda Petrie for their years of service on their respective boards. Jim has served on the Water & Sewer Board for 16 years and Linda served on the Road & Recreation Board, retired, and came back when called upon.

**ADJOURN:** David Birks adjourned the meeting at 10:19 am.

Appointment meetings were held after the annual meeting and the Boards selected officers as follows:

**Road and Recreation Board Appointments:**

David Birks – President (Architecture Review Committee Ex-Officio)

Kevin Snell – Vice-President (Rules Committee Ex-Officio)

AJ Shilling – Treasurer (Budget Committee Ex-Officio)

Don Herman – Secretary (Nominating Committee Ex-Officio)

Paul Burek – Director (Ecology Committee Ex-Officio)

**Water and Sewer Board Appointments:**

Dan Barbour – President (Nominating Committee Ex-Officio)

Wayne Schroeder - Vice-President (Rules Committee Ex-Officio)

Karen Turner – Treasurer (Budget Committee Ex-Officio)

Larry Peterson – Secretary

Lynn Johnson – Director