

**GLACIER VIEW MEADOWS
WATER AND SEWER ASSOCIATION
May 20, 2020**

ROLL CALL:

Jim Petrie – President
David Koster – Vice president (interim)
Dan Barbour – Treasurer
Gordon Nuttall – Secretary
Lynn Johnson – Director

STAFF:

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

ESTABLISH A QUORUM: All were present in person, except Gordon Nuttall was present by telephone 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:

Jim Petrie, President, called the meeting to order at 3:01 p.m.

REVIEW AGENDA: No amendments

APPROVAL OF PREVIOUS MINUTES: Dated February 19, 2020. The directors accepted the minutes as submitted.

TREASURER'S REPORT:

Dan Barbour, Treasurer, presented the report. The Water & Sewer Association completed the 7th month or 58% of the fiscal year. Account 001 Income is at 112% and Total expenses at 61%. Account 002: Income 93% and Total expenses at 55%. Total YTD transfer to capital \$40,000.00. Account 003: Income at 90% and Expenses at 50%. Total YTD Transfer to capital \$2,000.00. Consolidated Totals: Income at 99% and Total expenses 57%.

MANAGER'S REPORT: Larry Maybon, Manager, 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.
4. Foreclosure update on the three most recent properties, all three have been paid in full to the HOA.

Water & Sewer Association

1. The annual CCR has been turned into the state and a condensed violation update has been printed in the Viewpoint for distribution to all members to read easier. The full report will be discussed more if needed at annual meeting.
2. While troubleshooting a leak in the lower 8th filing water line it was discovered that one of the resident's line has been leaking and repair has been done. The remainder of the 900 ft of line will be next for replacement, the SDR 11 pipe has been purchased.
3. The OCCT report (Optimal Corrosion Control Treatment) for the lead and copper is being completed by Element Engineering out of Lakewood. (\$3600 cost) This will give GVM what needs to be installed to take care of any future lead issues.
4. A new peristaltic pump was replaced in the office basement, the chlorinator process for the water.
5. A new jet mixing pump was installed at wastewater. (\$1650)
6. 12th filing update on the radon system is set to start the install on June 9th, waiting on the media system configuration for the final process.

WATER & SEWER COLLECTION REPORT: End of April 2020

Previous year comparison:

2018-2019 Dues Billed: \$120,060	2019-2020 Dues Billed: \$120,321
Amount Collected: <u>-116,736</u>	Amount Collected: <u>-117,980</u>
97% \$ 3,324	98% \$ 2,341

2018-2019 CS 002 Fees: \$154,278	2019-2020 CS 002 Fees: \$154,800
Amount Collected: <u>-\$108,238</u>	Amount Collected: <u>-119,051</u>
76% \$ 37,424	77% \$ 35,749

2018-2019 CS 003 Fees: \$34,416	2019-2020 CS 003 Fees: \$ 35,838
Amount Collected: <u>-28,221</u>	Amount Collected: <u>\$-27,245</u>
82% \$ 6,195	82% \$ 6,593

2018-2019: **\$46,943** 2019-2020 Dues & Fees to be collected: **\$46,683**

Total Amounts Due:
Oct. 31, 2018: \$158,721
Nov. 30, 2018: \$126,510

Total Amounts Due:
Oct. 31, 2019: \$147,413
Nov. 30, 2019: \$126,917

Dec. 31, 2018:	\$108,474	Dec. 31, 2019:	\$109,746
Jan. 31, 2019:	\$ 92,917	Jan. 31, 2020:	\$ 94,897
Feb. 28, 2019:	\$ 84,166	Feb. 28, 2020:	\$ 80,452
Mar. 31, 2019:	\$ 71,085	Mar. 31, 2020:	\$ 62,259
Apr. 30, 2019:	\$ 61,058	Apr. 30, 2020:	\$ 56,480
May 31, 2019:	\$ 47,397	May 31, 2020:	\$
June 30, 2019:	\$ 35,135	June 30, 2020:	\$
July 31, 2019:	\$ 25,366	July 31, 2020:	\$
Aug. 31, 2019:	\$ 21,965	Aug. 31, 2020:	\$
Sept. 30, 2019:	\$ 14,261	Sept. 30, 2020:	\$

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

Water & Sewer							
Improved	Total Owed	Foreclosure	Wrote Off	Unimproved	Total Owed	Wrote Off	
MARCH	\$2,920.17	\$1,523.00	\$0.00	MARCH	9,579.36		
APRIL	\$527.42	\$1,523.00	\$0.00	APRIL	9,639.36		10,166.78
	\$2,392.75	\$0.00	\$0.00		-\$60.00	\$0.00	
Billing/Late	\$251.00			Billing/Late	60.00		
ACTUAL				ACTUAL			
COLLECTED	\$2,643.75			COLLECTED	0.00		\$2,643.75

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, there was no public attendance.

OLD BUSINESS: None

NEW BUSINESS:

- A. Appointment of interim director: Jim Petrie moved to appoint David Koster, to fulfill C.J. Tripoli’s term or until the upcoming election. Unanimous motion passed
- B. Budget proposal: 2020 – 2021 Budget Committee Members are: Jerry Tucker, David Robinson, Ron Ames and Ex officio, Dan Barbour 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.

Summary of Budget Committee Recommendations

Water & Sewer Budget Account 001 - Management

- 1. No dues increase recommended for 2020-2021 fiscal year. Current dues are \$174 (improved) and \$87 (unimproved)
- 2. Recommend a contribution of \$12,500 to the capital reserve funds.

3. Recommend retaining the \$100 rebate benefit to Water and Sewer members for septic tank pumping by private contractors.

Water & Sewer Budget Account 002 – 3rd, 4th, 7th, 8th, 9th Filing Community Systems

- a. No fees increase recommended for 2019-2020 fiscal year.
- b. Recommend a contribution of \$40,000 to the capital reserve funds.
 - a. While no active deep bury will occur in the coming budget year, reserves are being replenished in planning for the final section of Sunlight Circle.
 - b. Should technology improve that can help avoid this additional deep bury, future budget review will account for any impact or savings.

<u>Annual Fees</u>	<u>2020-2021</u>
Improved Lots W&S	\$1044.00
Monthly Payment with Dues Included:	\$101.50
Unimproved Lots W&S	\$522.00
Monthly Payment with Dues Included:	\$50.75
<u>3rd Filing Sewer Only Lots</u>	
Improved Lots	\$444.00
Monthly Payment with Dues Included:	\$51.50
Unimproved Lots	\$222.00
Monthly Payment with Dues Included:	\$25.75

Water & Sewer Budget Account 003 – 12th Filing Community System

1. No fees increase is recommended for 2020-2021 fiscal year.
2. Recommend a contribution of \$2,000 to the capital reserve funds.

<u>Annual Fees</u>	<u>2020-2021</u>
Water Only	
Improved Lots	\$600.00
Monthly Payment with Dues Included:	\$64.50
Unimproved Lots	\$300.00
Monthly Payment with Dues Included:	\$32.25
Sewer Only	
Improved Lots	\$444.00
Monthly Payment with Dues Included:	\$51.50
Unimproved Lots	\$222.00
Monthly Payment with Dues Included:	\$25.75

The Board accepted the Budget Committee proposal for presentation at the annual meeting (date TBD)

- C. Water projects for 2020 update: Larry outlined summer projects that include installation of lead and copper system, in the process of accepting bids for tank inspection and cleaning, replace water line in the lower 8th, and installation of the radon system in the 12th filing.

ADJOURN: Dan Barbour moved to adjourn at 3:23 pm. Unanimous motion passed.