

**Glen Vista Property Owners' Association, Inc.**

**Annual Membership Meeting Minutes**

**October 23, 2021**

Due to delays in ballot issues, Galen Murray and Howard Dixon, volunteers from Deer Mountain Fire Protection District spoke at 10:24 AM about the subject of Fire Mitigation, before the meeting actually started. They explained about fire mitigation and that residents can call the Fire Station for a free fire risk assessment. David Colwell asked about wells and status. Howard Dixon explained fire strategy. There was discussion that the sagebrush is very flammable and we need ash control in Glen Vista. Red flag information is available on DMFPD website and Facebook Page. Galen noted that slash can be dumped or burned with a permit but burning really is going away as an option.

Vince Stoldt asked for a show of hands as to how many present want a show of hands vote for board members vs a secret ballot. The vote was overwhelmingly for a show of hand vote.

Meeting began at 11 AM.

All stood for the Pledge of Allegiance.

Board Members Present: Vince Stoldt, Acting President, Tom Prescott, 1<sup>st</sup> VP/Treasurer, Barbara Stoldt, Secretary, Richard Fesker, Director, Ernie Trujillo, Director. James Dickson, Director, not present. Dawn Rice resigned July 2021.

Election Committee: Per Vince --Clint Mays, Bob Brower, a quorum of membership has been achieved for the meeting. We have 31 lots represented in the room.

Guests: Michelle Keller, David Colwell, Milo Cress, James Stegall, Don Weston, Bill Childers, Randy Salter, John Gentzel, Dawn Harris, Hope Dunleavy, Greg Mauro, Jane and Ron Ericson, Tom and Jennifer Adamson, Dawn and Sam White, John Bartelmay, Galen and Andrea Murray, Kym Moore, Ginger and Bill Delker, Nancy

Mickelson, Basil LeBlanc, Terry LeBiznc, Carole Carroll, Vanessa Moreno, Richard Moreno, Steve Murray, Nancy Murray, Diane McDaniel, Donald Voloshyn, Mark Inness, Yvonne Loop, Laci Faith.

The agenda for this meeting was adjusted to allow Galen Murray and Howard Dixon to speak about Fire Mitigation before the meeting actually started.

Barbara called for a vote to approve the agenda : Board vote, unanimous.

Barbara asked if the board had read the minutes from the July 10, 2021 board meeting. All had. Motion to accept, seconded.

Barbara asked if all present had read the 2020 annual meeting minutes. All had. Motion to accept, seconded.

Treasurer Report: Passed out copies of 2021 GVPOA Budget tracker. Tom explained what GVPOA has for funds. \$96,628.81 most of which is road related. Pointed out emergency reserve funds and savings account. Explained water augmentation program through Penrose. We own 3 shares. Barbara made motion to accept Treasurer report, Second , All in favor, none opposed. Motion carried.

Road Maintenance Report: Per Vince, James is working out of state. James Dickson not present, No report given.

Gravel Pit: Ernie Trujillo reported that 995 tons have been removed from the gravel pit. Motion to accept report, all in favor, none opposed.

Trash/Wood Chipping: Richard Fesker reported that tires were accepted at this trash day. Turnout was smaller than usual, suspected because we have not been doing gray wood. Someone brought flammable liquid which caused a fire in the dump truck which was able to be put out. June wood chipping was cancelled due to weather. For July and August, eleven different people showed up for wood chipping for a total of 31 loads. Only 2 may be scheduled next year because of low turnout. It works out to about \$50 per load. Galen is not doing it next year. Looking for new wood chipping next year. Looking to do gray wood. Motion to accept, all in favor, none opposed.

Old Business: Vince discussed road sign replacement as waiting for next year's budget. Other signs- he thanked Bob Brewster for helping with the painting of the signs. GV signs to be up soon. Need volunteers to help on committees. He explained the covenant enforcement policy which is on the website. He is willing to be in charge of this committee. It was asked what if a person wants to be on the committee and their own property is in violation. Vince said we would check out committee person's property ahead of time. Barbara explained where to find the covenant enforcement policy on the website and if someone feels they need help cleaning up their property, contact the board and we can arrange something.

Laci Faith spoke, complaining about her road in Filing 14. Vince asked if she signed up to speak but she hadn't because she walked in late. Barbara Stoldt advised her of the sign up sheet. Darryl Burks about roads. Vince Stoldt posted his phone number on the blackboard.

New Business: Barbara explained annexation of new members-Vote on annexation of new members, Richard and Peggy Taylor. Unanimous, all in favor. Tom provided a 2022 budget on discussion. Tom stated 78 people returned proxy ballots, all in favor of the budget. Budget is available on the website. \$10 increase in dues eff 2022. Went over an explanation of budget. Most of the budget is for the roads and we have been playing catch up on road maintenance. We have been paying \$20,000 per quarter for the last 2 years, leftover from previous years when not much was done. Next year going back to a \$60,000 road budget. Crushing is going up from \$15k to 20K. Question- Richard Marino- how many lots represented? Per Tom-31 lots, 23 owners represented. John Vartelman asked about road conditions. Should it be a bigger expense? Discussion about roads; Vince explained the catch up & now the roads are in better shape. Tom explained we are only allowed to raise dues by 20% per year; federal regulation. Barbara further explained road expenses. Tom explained we are not constrained by the budget if there is an emergency problem. Vince explained Artemus Gordon is the name of the road company. Dawn Harris asks who oversees the road company. Vince states he does. Road contractor is paid quarterly. Milo wants to see a project by project estimate or else someone is being paid too much. Barbara called for a vote on the budget. All in favor, none opposed.

Public Input: Lorraine Robbins- spoke about fire mitigation and Colorado State Forest Service, grants are available. 2/22 deadline. All in favor-unanimous. \*\*\*\*  
This topic will be on the next board meeting agenda.

Don Weston- do we have road contracts reviewed before issues for possible conflicts of interest? 5 year rotation for roads.

Milo Cress-he wants board to approve project by project for the roads.

Howard Dixon-talked about the roads-he sees dump trucks and graders every day on the GV roads. He sees them improving in his fire station responses.

Randy Salter – filing 14 – his contractor has brought road base to Laramie Loop, Alex Ct, nothing to his road in 3 seasons. Also his road sign needs replacing, badly. Vince stated he is very aware. Asked about Colorado acres using Glen Vista roads. We cannot restrict access.

Dawn Harris- thanked everyone for helping with trash day, states there is no thankfulness, no unity, no oversight of Scott doing the roads. Signs need to get up, code enforcement isn't fair.

Dawn White wants to talk to Lorraine regarding fire mitigation grants. Regarding mail boxes /parcel lockers, we have to buy our own. Barbara provided the phone number for USPS Consumer affairs.

Frank & Lynn Skinner –discussed the condition of his road, Wilderness. The culvert does nothing. They plan to start building next year. Vince acknowledged he is aware & will follow up.

Clint- stated that the road email goes to James & his road was fixed the next day.

James Stegall- he has boulders coming out of his road that need to be looked at.

Barbara raised the issue of new board members and asked for any volunteers. Ernie asked how many slots available. Vince said a total of 9. So 3 slots available. Tom explained about 2 people in a family on the board , the bylaws are written by and for the board. That rule was suspended because we need people to do the jobs. Martha White asked if secretary has a vote. Yes. Michelle Keller asked how

many meetings can a board member miss? Darryl B asked how long terms are-3 years. Randy Salter asked what being on the board entails. Ernie explained different responsibilities. Randy said he would volunteer. Andy Feero volunteered. Michelle Keller volunteered. Barbara asked Randy to stand up so everyone could know who he was, asked Andy, asked Michelle. Members applauded for each. Barbara stated we need a vote to add Vince Stoldt to the board officially. All in favor most, opposed: Ernie Trujillo, Dawn Harris-Rice and Michelle Keller voted against Vince. Barbara asked for those in favor of Richard Fesker for the board, unanimous in favor. All in favor of Randy Salter-unanimous. All in favor of Andy Feero, unanimous, all in favor of Michelle Keller, overwhelming majority.

Vince announced a question and answer period. It was asked –what is the fiscal year. Tom answered- the calendar year. James Stegall- he has boulders coming out of his road that need to be looked at. Daryl Burks asked about his road conditions. He lives on Apache Trail. Vince will get his information and go look at it. Lorraine Robbins asked about the temporary suspension of bylaws for second family member; will that become permanent? Tom said it's up to the board. Barbara made a motion to adjourn. Tom seconded. All in favor.

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Howard