

GLEN VISTA PROPERTY OWNERS ASSOCIATION, INC.

BOARD MEETING MINUTES

July 10, 2021

Call to order : Tom Prescott, Vice President, 10:20 am

Roll Call of Directors: Barbara Stoldt, secretary

Present: Vince Stoldt, acting president, Tom Prescott, 1st Vice President/Treasurer, Dawn Harris-Rice, 2nd VP, Barbara Stoldt, secretary.

Stood for the Pledge of Allegiance.

Agenda was approved by the Board.

Secretary summarized the minutes of the March 27, 2021 board meeting. Board approved the minutes. No amendments needed.

Treasurer Report: Tom Prescott. Tom stated that dues continue to come in. He summarized the 2021 budget as attached to these minutes. Road expenses continue to be our biggest expense. Lacy Faith asked if we couldn't move the October annual meeting to November because otherwise she cannot attend. Tom explained it's always in October.

Road Maintenance: James Dickson, unable to attend but texted update to Vince who read the text. We have used 450 ton of gravel this spring.

Pit Report: Ernie Trujillo, unable to attend. His report was read by Tom Prescott. 320 Tons of gravel have come from the pit and we have a new permit number, COC080490.

Trash/Wood Chipping: Dawn Harris Rice: summarized Road trash day. Went on about Trash day, mentioned the fire in the truck(a fire started in the garbage truck) and low turnout. Guessed that low turnout may be blamed on people being required to bag their trash. Possibly changing trash day. She discussed woodchipping- June date cancelled due to rain. As far as rescheduling to September, Galen is busy and it doesn't matter to him. Alyssa Trujillo stated Cotopaxi HS students have to do 30 hours of community service and perhaps they can be useful ? Vince agrees that it's a good idea. Tom made motion to accept trash report. Vince 2nd. Board accepts.

New Business: Vince reports he is getting all of the sign material together to erect the GV road signs. Dennis Keller volunteered to help put up road signs. Tom stated that in the October meeting we will vote for new board members. In August the proxy ballots will go out. We have 1 nomination for board member already. Barbara asked Richard Fesker to stand up. She explained he has already volunteered to be the GVPOA notary. He will be working on tax lien sales if/when we have them. Vince explained regarding covenant enforcement, the county has not been helpful. We will print out complaint forms and have them available at the next meeting. Tom explained the covenant process, court and judgments. Michelle Keller stated they feel picked on and singled out because of all their vehicles but she states all are tagged and registered and insured. She said people drive by and stare at them. Dennis states he was offered \$550,000 for the property. Dennis reiterated all cars are tagged. Vince replied the VINs were not compared to the registrations because it's not code enforcement's job. Alyssa Trujillo stated the board members should go and talk with people first.

Dawn Harris-Rice stated that "the covenants are a joke". She stated that she is living in violation, living in her trailer in her shed/barn. Clint Mayes stated that the county allows one to live in a trailer while building. Dennis Keller accused Vince Stoldt of living in his shop building for 2 years while building. Vince replied that is not true. Clint Mayes states that a covenant enforcement committee is a good idea. Michelle Keller states they are following every single rule. Dennis Keller wants to volunteer for the covenant enforcement committee. Alyssa Trujillo wants to be on the committee as well. Laci Faith stood up and said the roads in filing 14 are single lane due to the new ditches. She explained how she talked to the road grader. Tom Prescott explained there is no one from the board present to address this issue. Laci alleges filing 14 roads have not been graded since 2009; alleges a propane truck could roll on those roads. Alyssa Trujillo states it is all part of the process. Laci Faith repeated the roads are bad and getting narrower every year. Tom Prescott called for a 15 minute break.

Laci Faith want to help. Please call her at 719-285-3753. Tom Prescott explained water shares and portions and a contract to be signed for \$4644 (money is in savings.) All in favor motion made, Dawn second. All in favor –unanimous board. Tom mentioned that Scott Hanlon negotiated this 4 years ago and would be happy about this. Tom P mentioned that filing 11 runs thru BLM, 2.99 acres to be leased. It was renewed in 2019, 2029 will be the next lease. It will cost approximately \$2500; Tom will set aside the money in Savings. Vince asked to clarify – this BLM property is a right of way to get to filing 14. Tom agreed. Tom went on to say that GVPOA has a bond with BLM to have the pit. Ballots for October will include Richard Fesker and the budget for next year. Janice Prescott asked a question to clarify discount date. Discount good until April 1. Tom proposed a \$10 increase in Dues and keep the \$10 discount . Vote unanimous by the board to increase dues.

Tom made a motion to adjourn the meeting. Barbara 2nd, no more discussion. All in favor.

Addendum: After the meeting, Dawn Harris- Rice told Vince Stoldt that she is resigning effective today. Barbara Stoldt heard her say this and told her that she had to submit this in writing. There was no reply.