

Glen Vista Property Owners Association, Inc.

January 22, 2022 Board Meeting Minutes

Call to order: Vince Stoldt

Vince reminded everyone of the public input sign up sheet on the back table.

Roll call of Directors, Barbara Stoldt: Vince Stoldt, Tom Prescott, Richard Fesker, Randy Salter, Ernie Trujillo, Michelle Keller present, Andy Feero late after roll call.

All stood for Pledge of Allegiance.

Barbara asked for a Vote to approve the agenda. All in favor, unanimous. Asked for a vote to approve the July 10, 2021 minutes. All in favor, unanimous.

Barbara called on Richard Fesker to introduce Lorraine Robbins of the Project Wildfire committee. Lorraine introduced all members of the committee: Richard Fesker, Clint Mays, Lorie McKay, Dawn White, Andy Feero and a new member effective this date, Mike Gonzalez, who does grant writing. The committee is working on developing a CWPP, Community Wildfire protection plan, which will be about 200 pages. This paperwork is necessary in order to apply for grants. There will be handouts for fire safety on the back table. Talking points will be included in these minutes.

Treasurer Report: Tom Prescott, We have approximately \$14,703 in checking, \$12,000 recently received from dues, and about \$6,000 in checking and emergency CDs totally about \$31,000. Barbara Asked for all in favor of accepting this report, Tom seconded, unanimous from the board.

Road maintenance report: Vince reporting as no one is assigned to this at this time. There is no road contract at this time. We have 2 written estimates, 2 verbal estimates. 46 Road signs will be ordered Monday or Tuesday for a total of \$2600. Signs will be for filings 9-16. When we have more money, signs will be ordered for filings 1-8. Daryl Burks volunteered to help put up road signs. Nancy Murray asked how do people know that they're in a POA? Their neighbor told them that they're in Glen Vista. Dawn White clarified from her knowledge as a real estate agent that buyers are told it's their choice if the property has never been a part of GV. Barbara asked for a vote on road report, all in favor, Tom seconded, unanimous.

Pit report: Ernie reported on the gravel removed from the pit. Daryl Burks stated he has a lot of road base in his backyard that Glen Vista is welcome to come get. John Bartlemay had a question for Ernie about how much road base used this year? 35 ton so far. David Oney asked about the allocation of road base, alleging filing 14 doesn't get done. Vince stated he is

meeting Amber at the pit at 3 pm to go over possible expansion. Vince- motion to accept pit report; Tom seconded, unanimous.

Trash/Woodchipping Day: Richard Fesker stated Road Trash day would be limited to Glen Vista roads only, Tom asked if DMCO has been contacted to be involved in Road Trash day, they haven't. Richard will reach out to them. Michelle went to pick up tires she had seen dumped but they were picked up the next day. Barbara stated Trash day will include tires and electronics. Randy made motion to accept report, Vince second, all in favor, unanimous.

Old Business: We already discussed road signs. Randy asked how do we encourage people in filings 1-8 to join? Andy asked if we can contact them and invite them to join ?

New Business: Barbara requested a vote from the board to establish a committee to review and update the bylaws. All in favor, unanimous. Vince reported on the status of 4 road bids, 2 written, 2 verbal. Tom: Liens and foreclosures. We have 3 properties we are looking at to foreclose. Richard stated they (he and Randy) went out to look at the properties and they are all salable. (Dawn White handed Barbara Stoldt a list of comps for those properties. To be shared with Lien committee later.) Property on Washtub has electric, the 2 on Maurice do not. Mike Robbins asked about tax sales on the properties. Tom said we take priority. Randy asked the cost of the process? Tom stated 3-4 years ago it was \$5,000. Tom further explained that when the POA was augmented with water rights in about 1975, filings 9-16 were created and those filings have metered wells. 1-8 were invited to join but were grandfathered in. David Oney asked about filings. Tom said it's on the web page, he can show him after the meeting. Richard Townsend asked why is the POA so cheap? Tom acknowledged that dues will have to be going up, we can raise them 15% per year and probably will. Michelle asked if we have a budget for the foreclosures. Tom said we do this year. Daryl Burks asked if we offer a settlement to people like 50% and then they have to stay current. Randy explained they are paying their property tax but not dues. Tom explained to Clint Mays about small claims court. Janice Prescott, bookkeeper stated we have 57 liens, Tom sends monthly invoices. Clint asked about foreclosure procedures, Tom explained. Lorraine asked about foreclosing on vacant land vs property with a house. Tom explained small claims court doesn't allow/frowns upon a foreclosure of a dwelling for \$2,000 in dues. Lacey Faith interjected that Glen Vista made her sign a contract to pay dues 13 years ago. Tom said we don't do that. John Bartlemay stood up and stated that don't we all want to work together for the betterment of our community. David Oney interrupted. Bartlemay asked him not to interrupt. John was observed by Vince Stoldt talking with his hands with his hands outspread and both index fingers extended. Oney got very loud and angry and told Bartlemay to get his finger out of his face. (it appeared it could get physical). John reiterated his call to work together and sat down. Most people clapped for him. Tom asked for a resolution that he could proceed with the foreclosures. Barbara second,

vote unanimous in favor. Ernie stated that on the pit we have to go east first and then northward before expansion. It will cost about \$3,000 for paperwork.

Public Input: David Oney, Colorado acres has a road through his property, a judge said they have a right after 18 years. He stated he has a letter from every GV president that he has a right to put up a gate . He states no one returns his phone calls, he gets harassment from the board, he wants Vince gone as president. He then demanded a vote immediately to get rid of Vince as president. He plans to sue the board.

Lacey Faith: stated her roads haven't been done in 13 years. She wants Vince gone as president.

John Bartlemay: waived his public input as he had spoken earlier.

Larry Peterson- has properties in 1-8 and 9-16, and wants to know why we should pay if others don't have to?

Vince made a motion to adjourn, Barbara and Tom seconded, all in favor, unanimous.