

October 22, 2022 Annual Meeting Minutes

Roll call of directors – Present-Vince Stoldt, Tom Prescott, Barbara Stoldt, Richard Fesker, Clint Mays, Randy Salter, Michelle Keller, Ernie Trujillo (present on speakerphone).

All stood for the Pledge of Allegiance. Followed by announcements to remind everyone to sign the sign in sheet, see Janice about ballots, see Janice for a card for how many lots you have, please have your free door prize ticket, see CRCA representative if you're interested. Reminder to sign up for public speaking.

Guests: Laurie McKay, Joan Gentzel, Paul Meyer, Dawn White, Dennis and Diane Crowther, Ginny Mays, Lynn and Frank Skinner, Sean and Michelle Bergmann, Albert and Karen Kemp, Andrew and Mary Shoff, Robert Lancaster, Chalmer Miller, Perry and Lyn Nagel, Bill and Shawna Allen, Michelle Shannon, Patrick Morel, Elaine Simmons, Gretchen Abel, Jeff Franks, Jules and Joe Millican, Ron and Jane Ericson, Jeff Tyen (sp), Mary Derbort, Karyn Thorne, Ward Thorne, Michael Gonzalez, Nancy Murray, Vanessa and Richard Moreno, John Bartelmay, David Colwell, Paul Steffon.

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

Barbara asked if the board had read and approved the minutes from the July 23, 2022 board meeting. All had. Motion to accept, seconded, unanimous in favor. Same question for the October 23, 2021 annual meeting minutes. All in favor, unanimous.

Speaker John Grieve, Colorado State Forest Service spoke about conservation and beetle kill. He also works with our fire mitigation committee on developing the CWPP. The CWPP gives us access to state reimbursable matching grants. He suggested we may want to start a separate fund for forestry, perhaps \$10/lot/year to build up capital to have the upfront money needed for the 25-50% matching grants programs . He recommends all cutting and slash should be

done between now and April. He stated the ips and pinebark beetles have a range of about 1 – 1.5 miles. Galen Murray stated that the trees are dormant in winter so are better able to handle the stress of mitigation. Mr. Grieve asked us if we are able to walk under our trees, through the woods without ducking. This helps fire mitigation. He stated we should cut no more than 1/3 of the live lower branches. Dead branches can be cut as needed. He stated Glen Vista is approximately 6600 acres and we are at a medium high to high risk for a fire. He said the ips beetle starts at the top of a tree and works down. Mountain beetles like thicker bark.

He gave us 2 websites for informational purposes. [Csfs.colostate.edu](https://csfs.colostate.edu)
and [Coloradoforestatlas.org](https://coloradoforestatlas.org)

Treasurer Report: Passed out copies of 2022 GVPOA Budget tracker and explained all the numbers. Tom explained what GVPOA has for funds. We currently have \$68,048.57 in accounts plus \$22,942.53 in outstanding uncollected dues. Paul Meyer asked a question about foreclosures becoming necessary. Tom explained we are working with a skiptracer but it gets costly and we need an attorney. He explained we are looking for a new lawyer, explained small claims court process. Clint explained how it's a hard job and we need help. Barbara raised issue of foreclosure taking about a year. Tom added it used to cost \$5000, most likely costs more now. Shane had a question about dues on members. Tom clarified dues on members only-not nonmembers.

Barbara made motion to accept Treasurer report, Second , All in favor, none opposed. Motion carried.

Road Maintenance Report: Per Vince, CF&E did 35.5 miles of class 1 roads. We spent \$39, 013 for roads. We budgeted \$60K but we don't have that much. He stated dues are being raised to better do the roads. Vince asked if members have washboard in their driveways? No. He said that's because people drive slower in their driveways. Excessive speeds cause washboard, Iron Mountain is a prime example. Nancy Murray asked about the speeding on Tumbleweed and suggested 20 mph speed signs. Randy Salter stated we need street signs first. Clint Mays spoke about how inflation is impacting everything. Vince confirmed dues going up to \$131. In answer to Gretchen Abel's question about classification of roads,

Vince explained classification system of roads. Sandy thanked the board for the maintenance on Wilderness. Albert Kemp had a question about the company doing the roads. Vince explained CF&E won in a competitive bid; they also do the Fort Carson roads so they can do the government specs.

Gravel Pit: Ernie Trujillo unable to be present due to Covid exposure; Vince provided the report from Ernie. Removed 360 cubic yards or 500 tons as of 10/1/22. He says we should have 35,000 for crushing but we only have 20,000. Correction: Actually we have no money put aside for rock crushing. Vince explained trying to get in touch with BLM regarding the pit. Vince had a side conversation with Ernie on speakerphone. Member had a question about the pit- Vince explained where it is and how it works.

Trash Day: Michelle thanked everyone for helping out. Explained how the first dumpster filled up quickly. Second time wasn't as productive. Received \$100 in donations but went \$300 over budget. She would like to charge \$1/ tire next year for a "compassion fund" to help members that cannot afford rising dues. Randy talked about road trash day& having 20 volunteers and donations from Subway for lunch. He talked about all dates being available in April. Vince talked about all dates being available in January to get the word out. Michelle wants more volunteers for road trash day. Clint suggested we call it a treasure hunt. Correction: Per bookkeeper- \$100.00 was received from Michelle 6/22 and again \$60.00 for cash collected from trash days. A check was written for \$83.62 to Randy Salter for food for the trash day. Michelle's husband paid for the porta potty .

Wood Chipping: Richard Fesker thanked Paul Steffon, Mike Gonzalez, Vince, Tom and Randy for helping. We had 3 sessions and we are taking gray wood, and had a total of 100 loads. At \$1650, that is 16.50/load and we collected \$10 for nonmembers. He recommends the price for nonmembers goes up next year to \$30/load as we are subsidizing the nonmembers. We thought of increasing from 4 to 5 hours but the price next year is \$1000 for 4 hours and \$1200 for 5 hours. We will have an extra man to help unload the trailers. 39 of the 100 were out of area customers which generated \$400.00 in income. It's concerning that only 61 GV

members utilized this service. Randy commented how it is very dirty work. Paul Meyer suggested more advertising in more areas. Barbara stated that she is pushing to have all the dates available for the January meeting and then will go out in the newsletter with the bill for dues. Bill stated that \$30 is a good price for nonmembers. Andrew Shoff stated Greenleaf will take your slash for a reasonable price. Richard reminded all that we still have woodchips left and if you call Vince he will come over with the tractor and load up your truck and or trailer. Dennis asked what size is a load. Answer was whatever size you bring. Howard Dixon reminded everyone to be careful with their ashes. Do not leave a metal bucket of hot ashes on a wooden deck. Vince added please have spark arrestors.

10 minute break followed by Door Prize giveaway. Barbara explained when your number is called, please go get the door prize of your choice.

Public Input was moved from the end to here because Dawn White had a few things to say and then had to leave. She talked about project wildfire and if you want to volunteer to let her know. They have done a lot of the research. She talked about Pie day that she is doing and to please sign up for your free pie to pick up on 11/22. She spoke about wanting to start a welcome wagon type of packet. Janice will follow up with her because as bookkeeper, she has a lot of that information.

Andrew Shoff on public input, does not understand the approach to the roads. States weeds have encroached onto Arnold badly, rocks are sticking up. The patch from 2 years ago is wearing off. Why isn't GV getting the hot spots first? Michelle explained the map and how each board member monitors different filings. Andrew explained road concerns. Clint explained board members determined roads needing to be done. Clint invited Andrew to join the board work and address the roads. Barbara explained the volume of work involved in Glen Vista. She stated it is not supposed to be a full time volunteer job, that board members are supposed to have lives too. She asked everyone to think about who will do the work when she's gone or Vince or Tom. No one said anything or asked a question. Randy talked about dues. Andrew doesn't see that there's a plan for the roads.

Old Business: Vince stated how he and Nick Christiantelli put up the poles for the signs. He stated he and Barbara put up the signs. He stated he needs road signs when there's money. GV signs need holes drilled and cement work and he will be looking for volunteers. Question about street signs. Vince stated \$25 plus hardware works out to about \$3000 for remaining needed street signs.

Annexation: Barbara explained purpose and procedures regarding annexation. We are to vote on 2 property owners joining the association. Sean and Michelle Bergmann left before the annexation procedure. They signed a form to become members. They're in Filing 8. Called for a vote; all in favor. Next is Dawn White's property on Thunderbird. All in favor- unanimous.

New Business: Vince explained roads and BLM pit. He explained he is looking into using BLM pit for storage instead of \$60,000 for crushing. Tezak gravel is a better quality per Clint so we save money and have a better product. Vince explained the possibility of buying property for the road base but then what we have has to be moved and we don't have the money. Discussed reclamation costs with Ernie on speakerphone. Vince asked Tom to talk about the website. He said he is looking into doing an online credit card through the website. It will be done before January payments are due. Echecks will be available through this system.

Barbara raised the issue of the vote to changes on the bylaws, explained bylaws are the rules the board goes by. Explained what the rules are now and per member request, Barbara read aloud the proposed changes. Explained the 2 board members rule has been suspended unless someone wants to take secretary or president spot. Everyone laughed. Barbara made a motion for a vote, 5 in favor of bylaws amendment, Michelle and Ernie opposed, Randy abstained. Michelle started to have a discussion about the vote. Barbara pointed out this has been out in email for a couple weeks for discussion and she has said nothing. Michelle made a comment about being the blacksheep of the board and she wanted to explain why she voted as she did. (Correction: Michelle states that she stated in the meeting that she said : Michelle stated that she doesn't think we can make any official actions on the bylaws without an attorney and we actually aren't allowed to make any changes without one.) Vince said it's a yes or no answer, no

discussion. Member asked about requiring a 67% vote. It was explained that is for covenants, not bylaws. Agreed the 67% is a state law for covenants, not bylaws. (Please read bylaws section XVII general provisions regarding amendments). Michelle has been asked to provide proof of her assertion.

Per Janice we have 54 ballots mailed in that are in favor of the budget, none opposed. Barbara called for a show of hands/cards in favor of budget. All members present were in favor, none opposed. 2 board members up for reelection. All in favor of Ernie, 28 by mail in ballots, 18 here, 3 board members opposed. Per Michelle's request, board members opposed to be named- Vince Stoldt, Barbara Stoldt, and Richard Fesker opposed. All in favor of Clint Mays, - all in favor 26 mail in, 20 present, none opposed. Vince made an announcement. Howard wanted Vince to mention that when you take your ashes out, don't put them in a bucket on your wooden deck. They had 3 structure fires last year due to this. Howard went further that you have to be able to touch the bottom of the bucket with your hand and it's cool. Vince made a motion to adjourn the meeting. All seconded.