



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

Glen Vista April 27, 2024 Board Meeting Minutes

Start 10:00-11:11;30

Call to Order: Matt Johnson, President
Roll Call of Directors: Secretary Sue Marconi
Present Matt, Yvonne, Richard, Sue, Karyn

Stand for Pledge of Allegiance

Voted to approve or amend and approve the agenda, Board voted (yes).

Treasurer's Report: .Karyn; The budget from November was agreed on by all members,
- The board decided to buy chromebooks + cases. This allows every member to have one to do their work. They are a unified system. They will be passed to the next members of the board.
- Delinquent payment amount is \$73,089, \$23,932 in back payments are still needed. We are still getting payments.
-Took money from CD , moved to savings, expected to put it towards the roads.
-Total budget on the website.
-Possible reinstating of clean up day. Date to be announced.
-The database has been updated. There was a big turnover last year with properties. The database is compared against the assessors office to help with returned invoices..

Need volunteers for website, website update current.
Changed Email server, for more security.

Matt ; road maintenance. Road work is on track. We got 3 bids, one was approved. Rocky Mountain Excavation will be doing our roads. They have already started on file 14. The new road committee is checking on the status of roads per the inspection sheet. That is on the website for members to use to inform the committee of issues with their road. If someone has a problem, take pictures so they know what the problem is. There are concerns about emergency access. Questions brought up about people helping maintaining roads once done.
- Need to be qualified
- People would be liable if there is an accident.
-Trees- 50 ft easement on each side of road. Yes we can trim or remove trees.

Yvonne; Covenants; Covenant update;
- Organize a committee to help go over new legislation, old legislation.



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-There is training available on the website.

Dawn White fire mitigation, working on grant applications continues. Talking to the State Forest service. They can help do assessments on mitigation. We will get a report from them.

- September grant for mitigation will help.
- New legislation coming will require mitigation to buy property.
- Dawn is going to meet with commissioners. Remind them that we do exist up here, and our population is growing.
- Many people can't do their own mitigation. Looking into creating a group that will volunteer to aid these people. Please volunteer to help someone if you can.

- 30 greeters packages were sent out for new property owners.

Would always appreciate help with looking through grants and filling our grants.

Richard; wood chipping. Three dates; May 11, not May 18. July 20, and Sept 21. They will have a grappler for removing brush from trailers. This should make the process faster.

Lien and small claims,

- Do lien releases on paid liens. Start again in July. We're getting down on the amount of liens.

Katherine; liens and status letters;

- Status letters are averaging 10 per month. When liens get paid, they are released.

Matt ; Pitt report; Pit reports filed, change of contract. Putting in for a new permit for the pit. Do we pay for the work to get rock from the pit, looking to see if it would be more cost effective to buy material elsewhere, and use the pit for storage.

Old Business: Board agreed to buying 5 speed limit signs for problem roads. Deer Run, Blazing Saddle, and Tumbleweed. We want to visibly remind people that this is residential speed limits.

New Business: Karyn; The county changed home size to allow tiny homes, to 450 sq. ft. Due to our covenants, and that the expectation was put on the plat map, we cannot change that.

- \$20,000 set aside for emergency road repair during monsoon season. If that money isn't used, we can possibly use it for emergency snow removal.

Matt motioned to adjourn, first Katherine and second Karyn, all agreed