



# GVPOA 2023 Newsletter

**Welcome to the 2023 GVPOA Newsletter! The GVPOA Board hopes everyone has been having a great year!**

## **Bookkeeping**

This has been a year of transitions for the board. Our treasurer and bookkeeper resigned early this year and it was a unanimous board decision to hire a professional, Sangre Solutions in Westcliffe, as the GVPOA bookkeeper. The accounting system has been transitioned to a standardized accounting program, Quickbooks Pro. It has been a challenge to move all the information over, but we are now up to date and will have statements and invoices from the new system. A three year audit was performed by two board members separately. That review ended with no concerns from those two board members or from the board.

## **Altitude Law**

In addition, the board has found and hired a lawyer to bring us up to current CCIOA regulations that we as a POA are required to follow. Those CCIOA laws are posted on the website, [glenvista-colorado.org](http://glenvista-colorado.org). The lawyer also supports covenant clarifications. Filing small claims court cases has started up again. We are filing 2 cases per month since this past February. Fremont County courts allow for 2 cases per month or a total of 18 per----- year. To date, we have filed 14 cases, collected \$7,179, and have payment plans for \$4,656, and have obtained 2 judgments.

## **Home Sales**

We now also have the ability to collect a \$15 status letter fee and \$15 transfer of information fee from each real estate transaction that comes through Glen Vista. That same form that is asking for the status of the account also asks for the status of covenant compliance or violations on said property. We are providing that information as well and cleaning up properties in the process.

## **Roads**

Roads were completed in May 2023. Road grading cost \$1200 per mile this year; \$1440 with the roller packer and gravel is extra. We have 1149 lots, all of which are subject to GVPOA covenants, but due to its establishment in 1974, filings 1-8 are not required to pay the dues to cover water rights and road maintenance if they have not chosen to annex their property into the POA. At this time we have about 300 properties not participating in paying POA dues which would have resulted in about \$40,000 towards the POA expenses, thus increasing the likelihood of completing 100% of the roads every year. We have 65 miles of roads to maintain and were able to complete 75% of roads in 2023. We plan to complete 20 miles of the main veins every year to ensure access for all and then complete the worst areas, with planning to complete all the roads every two to three years depending on funds.

**How We Can Each Help Maintain our Roads by Clint Mays** These actions will minimize road repair, grading and pit expenses. It also helps your board volunteers maintain our great neighborhood and its value. Roads represent about 70% of the GVPOA dues expenses.

- By traveling GVPOA roads at 30 mph or less to not create dust. The dust is the binder of our gravel roads and must be replaced over time if lost.
- Accelerating slowly, and braking slowly to reduce wash-boards that require grading.
- Properly "crowning" your driveway to shed its surface drainage to a ditch on either side that drains to a clear culvert at the road to prevent your storm run-off from washing out into the GVPOA road.

### **Wood Chipping**

Since the last newsletter, we have had two very successful wood chipping days with another one coming up on **September 23, 2023 from 8 AM until Noon at 93 Wendy Drive**. Please load trunks OUT because it makes the unloading go faster.

### **Website**

Our website has a section for FAQs, Frequently Asked Questions. Please check them out; they may answer your questions about building and other items. If there is something you would like to see added there, please let us know at **board@glenvista-colorado.org**.

### **GVPOA Facebook**

Did you know that GV has a Facebook Page for helpful information? You can message us through the page or click on the link to go to the website. Search for Glen Vista Property Owners Association, Inc., and follow us.

### **General Information**

The GVPOA Board is not a law enforcement agency. If you have trespassers, please call the Sheriff Department at 719-276-5555. Trespassing is a crime, not a violation of covenants. Barking dogs are addressed through the Fremont County Animal Control Unit at Dispatch 719-276-5555, x 8. Lastly, property line disputes are handled by Fremont County Assessors.

### **October Board Meeting**

Our next board meeting is scheduled October 7, 2023 at 10 am at the Deer Mountain Fire Station. This will be our annual meeting. Our agenda will include elections and an update from our Treasurer and Road committee. Security will continue to be provided. **Speaker- Mykel Kroll- Fremont County Director of Emergency Management.**

### **Meeting Expectations**

Please remember we have adopted common governing body meeting guidelines that mirror the procedures like the Deer Mountain Fire Station board meetings and the County Commissioner meetings. Thus, we have a 3 minute public speaking rule and you must sign up before the meeting starts if you wish to provide input at the meeting.

### **Board Information**

If you have complaints, please consider that you can participate in the solution by paying dues, becoming a volunteer or a board member. You may be surprised about the amount of work that needs to be done. There is a lot of treasurer and related work being done, planning for roads, small claims court, minutes, newsletters, updating the website, the gravel pit report, answering emails, arranging and helping with wood chipping and much more. If you are interested in helping our Glen Vista community, please email or call the board and we will get back to you about your interest.

### **Active Membership**

The board is actively looking for new board members and volunteers. We have been working hard to create a positive, collaborative board experience. Please come join us!