

Glen Vista Property Owners Association, Inc.

January 21, 2023 Board Meeting Minutes

The plan was to have a board budget discussion at 9:45 before the meeting started at 10. The building had not been unlocked because all fire station members were out at a fire. A firefighter came along for fuel and opened the building for us. Therefore budget discussion didn't happen. Secretary was setting up as meeting was about to start and bookkeeper Janice Prescott put 2 envelopes labeled Board of **Directors** in front of secretary without saying a word. Tom Prescott, treasurer and Janice Prescott, bookkeeper were observed sitting in the audience. Board president, Vince, asked Tom why he wasn't sitting up front. He pointed toward the letters and said he had resigned.

Call to order: Vince Stoldt

Roll call of Directors, Barbara Stoldt: Vince Stoldt, , Richard Fesker, Randy Salter, Ernie Trujillo, Michelle Keller, Andrew Shoff, Clint Mays not present, Tom Prescott not present as resigned.

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 23, 2022 minutes. All in favor, unanimous.

Treasurer Report: No treasurer report as Tom Prescott resigned without prior board knowledge effective 9:45 this morning and did not provide any updated corrected complete budget information although previously requested to do so. Bookkeeper Janice Prescott also handed in her resignation effective 2/20/23. Resignation letters will be attached to the original minutes. Randy Salter suggested we table the budget discussion.

Road Maintenance Report: Andrew Shoff – we are trying to get a better handle on the roads. Primary roads will always get done and secondary roads will have to rotate. He will meet with people as cases arise. Daryl Burke stated that he has a road grader attachment for his bobcat/skidsteer and can help out as needed until we have a road crew actually fix the road John Ricksecker lives at 551 Cottonwood & also has 109 Cottonwood, and said Cottonwood really isn't a road but a trail and he lives here full time. Andrew said he will see it by Sunday. Randy Salter agrees with Andrew and said we may have to consider raising dues to \$150 next year. Daryl asked if we can put in speed bumps to slow people down? General discussion and then Vince stated GV roads are county roads maintained by GV and he would have to check with Paul Garrett in the county.

Pit report: Ernie reported that they are working on pit expansion, will send the board that information. We have BLM permission to store outside material there. Vince explained the different types of road base and how the pit base is better for level roads and Tezak base is better for inclines. Vince and Ernie explained about the BLM view that the pit material has to be knocked down and we need a vote for \$400 to hire RME to knock it down. Vince motioned, seconded. All board members were in favor of allocating \$400 to RME for this purpose.

Trash Day: Michelle Keller stated last year 23-25 people filled up 1 rolloff within 1 day. She's thinking this year 2 rolloffs June 9-11 at 93 Wendy drive and \$1-3 per tire. No batteries. James asked if there was a fee. No fee for up to date members. Daryl Burke said he may be able to get a better price than the \$1500 for the 2 dumpsters. It was raised that he graded 93 Wendy last year and brought in road base. Michelle stated mattresses have to be \$15. Tom raised the issue of tires being taken for free at the concrete plant once per year. Ernie will look into it.

Woodchipping day: Richard Fesker - there were 3 days of woodchipping last year for a total of 100 loads at a total cost of \$1650 using Wise Tree Service. That's 16.50/load and we were asking \$10/load from nonmembers. Richard said, Wise tree service underbid and it will now cost \$1000/day including 1 helper. Dates will be 5/20, 7/15 and 9/23. Vince said we need volunteers for woodchipping. Of the 100 customers, 39 were from outside GV. Nonmembers will go from \$10 to \$30.

Small Claims Court: Richard Fesker explained; we filed 2 cases last year, 1 settled, 1 stopped paying. We can do 2 per month or 18 cases per year. There is 23K outstanding including penalties and interest. Previously we have waived penalties and interest if people paid upfront. That will no longer be the case. Ernie asked if we can reinstate the P & I on the people who stopped paying? Vince reviewed that there are 1151 lots and 660+ paying members. 840 paid lots. Therefore 310 nonpaying lots. Vince explained how filings 1-8 are not required to be dues paying members in the covenants but filings 9-16 are due to the water augmentation. Vince said how when you get a building permit you should have your septic & well permit. Filings 1-8 are not metered.

Old Business: Vince explained he ordered 90 street signs at \$3900. Just the street signs themselves are about \$36 including tax & shipping but not hardware. We will need concrete for the GV signs. It will take 6 weeks to get the signs. Daryl volunteered to help with the street signs. Street signs can start going up when we get them. GV Road signs will wait til summer, and will go on Blazing Saddles near Road Gulch, one near RME and one at Texas Creek and Indian Wells.

New Business: Vince: Tom has resigned effective immediately and has offered 30 days to assist with transition. Thanked Tom for his service. Vince explained treasurer duties. Tom said that's why he sent the training videos. Tom raised issue of house numbers and people are wanting to pay by credit card and he said they are not accepting that. Daryl asked if there can be a link on the website? Vince asked Tom if he had any comments because it is listed on the agenda. He said no, but it's been great working for Glen Vista and it's been enjoyable work.

Public Input: Vince said that since we got a late start this morning, the public input signup sheet was not made available. So- any comments? Dawn White said she and Nancy & Lori want

to be the welcome wagon or the "Glen Vista Greeters". Barbara asked if she wants information about this to go on the website or FB page? We will address this as needed. Dawn said there are 300 + owners who don't pay dues aren't dues paying members. She wants to develop a membership drive to help people see what they get for their dues. Daryl asked if this can be tied into a bingo event or other activities (garage sales) to get people's attention. Barbara explained to Dawn how to see the annexation form on the website. Daryl asked if GV has considered having paying advertisers on the website to generate income?

Maggie asked to confirm that our lots cannot be subdivided. Confirmed per covenants.

Jake Henderson and Amber Thompson on Deer Run thanked GV for doing an assessment audit because that became a problem in his previous HOA when it wasn't done.

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

Minutes by Barbara Stoldt