



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

Glen Vista January 27th, 2024 Board Meeting

Start 10:00-11:15

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 gave the monetary amount for the end of 2023, what we had. And what we had left financially. Current budget and 2024 budget are on the website.

Topics included; 294 residents not in POA,
\$44,000 that we don't receive from non members,
Updated # of liens,
Transferred \$20,000 from checking to Savings.

Need volunteers for website, website update current.
Changed Email server, for more security. Need to update the database, need volunteers.
Database goes to the assessor's office.

Matt ; road maintenance. Looking at former plans on how to do the roads schedule.
Getting new bids from companies.

Pitt report; contacted Ray from BLM, need to arrange a meeting,

Yvonne; Covenants; concludes there is a problem with the interpretation of some of the covenants, Conclusion, make covenants up to date, work with the whole community.
Change wording on covenants that are confusing.

Dawn White fire mitigation, working on grant applications, will update in February. Asks for volunteers to go through grant applications.
Community fire mitigation, volunteers to help mitigate those who need help. Neighboring communities willing to help.

Mailboxes update; P.O used to install pedestals. They don't do that anymore, no money. To get a pedestal, we have to buy it for \$1000.00. Working on ideas for our community,



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Glen Vista greeters found residents didn't get packages, Problem was County doesn't have updated information on new residents,

Richard; wood chipping. Three dates; May 11, not May 18. July 20, and Sept 21. May change due to Mennonites being unable to come on the 18. Price for wood chipping is the same as last year. We are allowing an advertisement sign at the site of all the signs, all agreed. P.S. they ask people to refrain from helping, safety concerns. Please have all the ends facing the back of the trailer.

Lien and small claims,

Do lien releases on paid liens. Start again in July. Some liens will have to go to lawyers, We can do 18 claims a year. Board started with the larger dollar amounts, we're down to the smaller dollar amounts. Some of these people don't have addresses.

Old Business: pick up signs that are ready, looking for volunteers.

New Business: Welcomed new directors, still need 3 more directors,

Public input: Grabows thanked new members for volunteering to be directors.

Mr. Gary, 244 budget BLM list payments to pay access to get to rock, We can't get out of that. He's willing to fix pot holes, Rodney Grabow will help too.

Roads;75% of roads got done. We maintain BLM road on Mc Donnell, Yvonne will confirm if there are any liabilities with the residents helping to maintain the roads..

Matt offered to go see for himself after the meeting, the status of the road.

Some properties don't have mailing addresses,no idea who to contact.

Matt motioned to adjourn, first and second yes.