

Glen Vista Property Owners Association, Inc.

April 22, 2023 Board Meeting Minutes

Call to order: Vince Stoldt

Roll call of Directors, Barbara Stoldt: Barbara Stoldt, Vince Stoldt, Karyn Thorne, Richard Fesker, Ernie Trujillo, Andrew Shoff, Clint Mays all present.

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 January 21, 2023 minutes. All were in favor, unanimous.

Treasurer Report: New Treasurer Karyn Thorne went over the highlights of the budget. We added in Altitude Law for collections and covenant enforcement. Sangre solutions is new bookkeeper and still in process of updating everything. Road expenses are 71% of the budget. CDs that were renewed now have 4% interest. We have 847 out of 1148 (1149) lots that pay. Explained non mandatory filings 1-8. So far 483 of the 847 have paid in full or partial. It was requested that all due dates go out on the notices. Clint explained how Karyn started 3 months ago and pulled it all together. Ernie raised the issue of 20K not moved to the pit budget. Clint answered, Andrew agrees we need to put money into rock crushing but this year has been a year of turmoil and transition. He mentioned switching to Tezak gravel for the inclines which is favorable cost wise. More board discussion over same issue. Clint motioned to approve budget, Andrew second; all in favor except Ernie abstained from voting to approve the budget because 20K for the pit screening is not in there.

Road Maintenance Report: Andrew Shoff explained his overall plan for the roads; it's a 2 year plan. Main roads every year, secondary roads, half will be thoroughly done every year. 20 miles of main roads. Michelle asked about a list of roads that need the most attention, available yes on main roads, no on secondary. She asked for Andrew's copy of primary roads and he gave it to her. Mr. McNeilage will wait to talk about roads. Barbara added that the list of county maintained roads is on the website under the FAQs.

Covenant Enforcement: Andrew Shoff explained and that he has had 2 campsite properties shut down for a total of 5 campfires. Dennis Keller stood up and introduced himself as DJ Keller and his address of 83 Wendy Drive. Vince interrupted and asked him if he had signed up to speak and asked him to wait to the end. Dennis continued and asked if anyone had a problem with his cars. Michelle asked Andrew if there were any other covenants he wanted to discuss. Andrew said if you're saying you want me to single you out as a covenant violator in front of everyone and Michelle Keller said yes, please do. Andrew tried to explain and Dennis interrupted saying "all his stuff" is titled and registered. Andrew continued to explain about the complaints and the effect on property values. Dennis said his property values went up. Michelle interrupted and wanted to know how it was defacing the property. Andrew stated the conversation was over. Vince said let's move on. Michelle asked for the definition of a

nuisance. Andrew explained. Michelle began using profanity and was told by Vince she would be asked to leave if it continued. She answered she is "not f-cking leaving." Dennis said "I'd like to see you try." Michelle said "that is f-cking bullsh-t." Dennis began screaming about the bylaws section IV. Vince was trying to encourage him to leave. Ernie said Dennis had a right to be there, he had a right to be heard. Vince stated he would like for them to leave. They did not leave. Andrew called 911 for the deputies. John Wilson asked why the board isn't doing something about his neighbor's barking dogs from 7 am to 3 am and the trespassing on his property. Vince explained he should call the sheriff. Andrew agreed our covenants do not cover dogs but it sounds like a nuisance. Michelle asked about sign sizes. Andrew explained. Michelle further discussed and Vince directed Michelle to wait until the end. Barbara asked to move on to the pit report.

Pit report: Ernie reported that nothing has been taken from the pit however he has been trying to get the new BLM permit since January. Discussed that we received permission from BLM to store 500 cubic yards of Tezak gravel. Richard Fesker asked when the permit expires? Ernie said the end of April. Ernie passed several paperclipped papers across the table for Barbara. (Cover letter is dated 12/14/22 and contents are in regard to BLM pit; 12 pages in all) Ernie thanked Michelle for her service and said the board "removed her because she's not on her husband's deed while this board sits in violation." He went on to say that the board is in violation itself because of 2 members of the same family on the board. (He knows this bylaw Section IV was amended at the annual October 2022 meeting). He was telling the members to stand up for their rights.

Fire Mitigation Committee: update from Dawn White, she is reviewing another group's CWPP of 153 pages. She will talk to our fire chief, and County and state officials. When finished they can get help from BLM. Fremont county has a woodchipper we may be able to use for free. Lone Wolf has a 20 yard dumpster for \$350 for slash. She mentioned her welcome package for new residents from her "Glen Vista Greeters".

Woodchipping day: Richard Fesker –the County bought a 60K woodchipper, in order for people to use it, the fire station has to sign off on it. There are 3 days of woodchipping days scheduled this year, 5/20, 7/15 and 9/23 8-noon \$30 for nonmembers. We are hoping for the county woodchipper to save money? Question was asked why May and not June? He explained it's heat related to save our volunteers. Howard asked if firefighters get a discount? No, you're outside GV and not paying dues. Mr. McNeilage stated the program helps the entire community. Richard explained the county program and free woodchipper available but fire chief has to sign off. Michelle asked if firefighters could exchange payment for helping with woodchipping.

Small Claims Court: Richard Fesker explained; we have 79 liens for a total of 42K outstanding. Ernie wanted to know how many lots. Richard didn't know. Previously GV had waived penalties and interest, a total of 29K, that will no longer be the case. 2 cases were resolved in March for

\$3100, there are 2 in court on May 9 for \$4600. He thinks they will be resolved with payment plans. 2 cases coming up June 13. Michelle asked a question about board members talking and she heard that "we are being sued by the board.", a board member's wife has loose lips. Dennis said "Andrew when your wife gets her hair done, tell her to keep her mouth shut. " Andrew got up from the table and went face to face with Dennis. He had his back to the board. Michelle was yelling. Dennis started yelling repeatedly that he wanted assault charges pressed because Andrew touched him. By this time the deputies were present. Michelle and Dennis were escorted out by deputies.

Old Business: Vince stated all new signs are up, 6 more have been ordered and will be up within the month. Out of approximately 150-200 signs, they are all up. Howard explained about the house number signs available through the fire station. Larry Peterson asked if we don't all have GPS? Howard further explained their GPS does not always work up here.

New Business: Vince: Sangre Solutions, Westcliffe, took over the bookkeeping. We thought of an audit after the last treasurer resigned but it was going to cost 8-10K for 2 years. We went through the last 3 years of the checking account and Richard found no discrepancies. Sangre Solutions found the same; no discrepancies. Larry Peterson asked about trash day, Andrew explained about challenges this year. He said we would have to take it from the road budget. Nancy Murray asked everyone to remember that we are a community and these are volunteers. Ward Thorne stated average HOA dues are \$250/month across the United States. We pay \$131 per year. John Wilson said the HOA did not come and say hi to him or welcome to the community. He stated that instead Vince sent the sheriff to his house. Karyn explained that when we receive information about people buying, we don't know if they are becoming full time residents or not. Mr. Wilson asked if it's the board's job to be personable and not rude. Ernie said, that's right.

Vince explained we are involved with CCIOA and that we have been sending out 3 letters to covenant violators and CCIOA says we only need 2 letters. He asked for a motion to change to 2 letters before the board can begin fining violators. Ernie asked for a copy. Karyn explained we have to follow 13 parts of CCIOA. Ernie wanted the matter tabled because he is not familiar with the CCIOA regulations.

Karyn explained she is putting together job descriptions, status letter payment (\$30) and covenant reports going out with the status letters. Vince explained about checking covenant violation properties and the 1 trailer that was buried and the 1 trailer that was abandoned on someone else's property. Richard explained about another trailer that was hauled from 1 property and dumped on another property.

Public Input: Gary McNeilage asked about the roads in filing 14 off McDonnell and the steep hill. Andrew answered that filing 14 is part of his road plan for this year. Barbara confirmed Andrew is writing this up to go up on the website. Gary mentioned tree trimming on some of the properties. He asked about a program to remove unwanted vehicles or trailers. He is referring to neighbors who moved and left a lot of trash. He asked about the old road signs & said he left a message asking if he could have the sign for his road. Larry Peterson said the board is a disaster. He has problems with the roads and ditches. He has had no compensation for driving his tractor around. He had numerous complaints. Richard explained about Alpine way and some enforcement will be expensive. Andrew tried to explain about enforcement. Richard explained about trash day and there were 20-30 people who used it. The people with trash are not the ones using it. Dawn White reminded everyone of the Fremont county free voucher program for 500 pounds. Barbara stated she also posted it on the FB page.

Vince made a motion to adjourn, Andrew second, all in favor, unanimous. Barbara announced next meeting is 7/22.

Minutes by Barbara Stoldt