

Glen Vista Property Owners Association, Inc.

July 8, 2023 Board Meeting Minutes

Call to order: Vince Stoldt, Vince reminded everyone about the public speaking sign up sheet.

Roll call of Directors, Barbara Stoldt: Barbara Stoldt, Vince Stoldt, Karyn Thorne, Richard Fesker, Andrew Shoff, Katherine Wickline all present. Welcome to new board member Katherine Wickline. Applause for her.

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 or amend and approve the April 22, 2023 minutes. All were in favor, except Kathleen abstained because she was not a board member at the time.

Treasurer Report: Treasurer Karyn Thorne went over the budget report from January to now. The middle column is what we said our budget would be. The bottom of middle column shows a negative \$15,654.00 but we had a surplus at the end of last year so Karyn is working with Sangre on fixing some things. Copies of the budget, profit and loss budget vs actual were handed out. Since the last bookkeeper resigned, Sangre solutions is the new bookkeeper and we are still in process of updating everything. We have started charging \$15 for status letters for transfer of properties. Sangre does not have a space for that yet. The left column is the actual. As of 7/8/23, Checking has \$42,770.83, savings had \$6,425.88 and there are 4 CDs \$5,078.32 due 4/6/24 at 3.928%, \$10,138.39 due 4/19/24 at 3.928%, \$10,691.26 due 1/10/28 at .946%, and \$5,049.95 due 5/24/24 at .549%. When they mature we hope to roll them over into higher interest rates like we did with the other 2 this year.

Road Maintenance Report: Andrew Shoff this year's goal was to get 20 miles of main roads and as many of secondary roads done as possible. Also did a few repairs. Came in a little under budget, the leftover money will go into a fund for repairs. Next year's plan will include more repairs. Please let us know if there are road problems and we will decide if it's an immediate problem or something that can wait. Barbara added that the website was recently updated and questions were added to the FAQs about roads. This year's cost for basic road grading is \$1200 per mile which is cheaper than our other estimate for last year. It's \$1440 per mile using a roller packer. Water is extra, buying and hauling gravel is extra.

Covenant Enforcement: Andrew Shoff thinks people are misunderstanding covenants. Covenants run with the land and were established back in the 70s. It is our obligation to enforce them. We have 3 main priorities according to our governing documents- covenant enforcement, maintain roads and maintaining the board. We are clarifying everything with a lawyer. Any questions contact the board. Vince added about the status letters which gives us an opportunity to check out properties for covenant violations ; this is a question on the status letters. We have cleaned up 2 properties this way.

Pit report: Vince reported since the last meeting, we have incorporated Tezak gravel on the roads with inclines. Tezak has been added to Texas Creek, going to Coyote, Washtub and McDonnell Dr, it packs really well. Vince calls the BLM gravel marbles rolling off the roads compared to how the Tezak packs. We have taken 570 cubic yards of BLM pit gravel, 214 cubic yards of Tezak and we had 400 yards so we're just over half done with the Tezak gravel. Quarterly report of perimeter patrol of the pit, explained we have barbed wire around the pit and an operational gate. One corner of the barbed wire had been cut a couple years ago and got fixed this June. On the NE corner, wire had been stapled to an old pinon which fell over and stakes were dangling. John Ricksecker and Vince fixed it.

Fire Mitigation Committee: update from Dawn White, our CWPP is too small , our community is too small for one. Dawn was directed to the county CWPP program. She is going to see Mykel Kroll in the county. Help is welcome.

Woodchipping day: Richard Fesker, woodchipping in May, only 13 individuals in the POA took advantage, They brought a total of 25 separate loads. One individual brought 5 loads. We had 2 people from outside bring loads at \$30 each for a total of 27 loads. Last year in June we had 29 loads with 11 from outside the area. Reminder that next week is the next woodchipping. We also have free woodchips available for mulch. Yes we had spare time where we could handle more loads. Richard figures we can handle about 40 loads.

Small Claims Court: Richard Fesker explained: So far we have been in court for 6 cases and have collected \$7,179.00. Two of them are on payment plans for another \$ 4,655.00. 2 coming up later this month, and another 2 in August. The county allows for 2 per month and only 18 per year. Discussed doing liens and lien releases. Looking over preliminary paperwork it looks like there are 111 lots that haven't paid this year. Explained a lien is filed for each lot. Approximately 9 lien releases to be filed. 120 liens to be filed, \$1600 out of the budget. Vince added that when we took it over there was \$43,000 outstanding. Richard added that there are people we can't find. We are down to the \$800 category. Some people are reaching out to pay. Barbara added that Katherine is going to be filling out the lien paperwork and one of us will take them to the county. Richard wants to file the liens in August, not December.

Old Business: Vince stated there are a couple street signs to go up but they need the posts replaced. The Welcome to Glen Vista signs need to go up. We have permission to put up a sign at Indian Wells and Texas Creek since Richard got a hold of that property owner. One needs to go by Rocky Mountain Excavation, because it blew/fell down, also on Gulch road by Blazing Saddles. Vince will call 811 about that. We need volunteers to help.

New Business: Vince: Welcomed Katherine to the board. Barbara said that after the last meeting, Katherine volunteered and that's unbelievable. Vince asked Katherine if she wanted to say anything about herself. They've owned their property here since 2012 and since Covid she works from home here. She feels everyone should do time on the board. She finds it's been eye opening, sitting in the audience she had the feeling of wanting to point fingers and why isn't the board doing this, but being on

the board she wants to help and it's eye opening. She wants to give her expertise and help where she can.

Vince reminds everyone that we need new board members. Please talk to any one of us after the meeting. Barbara encouraged everyone to ask question about what it means to be a board member. Vince said there was supposed to be a sign up sheet so we are going to have to wing it. Does anyone have any questions or anything to say? Matt Johnson said it's his first meeting. Asked if there are any specific board positions available. Karyn explained she's created a list of all the duties and we fill those jobs according to everyone's skills. There are about 4-5 pages of responsibilities. Trying to create procedures so it's not starting from scratch every time. Everyone helps out. Katherine said to be a board member, one has to be a property owner. Karyn can share all the jobs with him. Richard said you can see how people are doubling up on jobs. Andrew said we used to have an IT person, now we don't. Barbara said Vince took over the pit report but he doesn't have to do the pit report. There is a checklist of things to be done for it. Vince said he is looking for the BLM forms to fill out. BLM is not providing for some reason. Question about mailboxes and package storage. Vince said this was an issue up on Indian Wells and Kirk. Someone did the cement pad. Dawn explained the post office has to agree that we can put up another pedestal. Then they probably have boxes laying around. It all needs post office approval. Vince said if you are less than ½ mile from the boxes, the post office will deliver your packages. Question if the POA owns the mailbox land. No, it's easement. Karyn explained they needed paper from the county to prove they lived there and since the county lost the paperwork, they had to do it twice and it took about 6 months.

Vince moved on to John Wilson, who said someone had hit a deer in front of his property. He found that Mission Wolf takes carcasses and will come up here to take them. They are South of Westcliffe. He asked about a list of roads that need attention. Andrew said yes. John asked if Wendy drive was one of them. Andrew said yes, it is one of the main roads. John said it was the first one done. Andrew said it may have been and it's staged there per Vince's courtesy. It's where the contractors set up. John said why is the president's road done first. Andrew said that was an absurd reach because that's where the contractors set up and stage. So why is it bad that he starts there; he has to start somewhere. He again said the president's road was done first. Barbara said it saves mobilization fees. He then said to Andrew about his writing the minutes. Barbara raised her hand and said it's her as secretary. He said things were left out to make people look bad and altered to make the board look good. He wants it noted that the minutes were falsified. Someone asked if Coyote run goes through for exiting for fires. There is a gate there. Andrew explained that evacuation routes are sketchy and should be thought about when people want fires.

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

Minutes by Barbara Stoldt