

GLEN VISTA PROPERTY OWNERS ASSOCIATION, INC.
Board Meeting Minutes
October 7, 2023

Call to Order: Vince Stoldt President, 10 am

Reminder to Sign up for public speaking, limit 3 minutes, if interested

Roll call of Directors: Barbara Stoldt, secretary.

PRESENT: Vince Stoldt, Richard Fesker, Barbara Stoldt, Karyn Thorne, Katherine Wickline, Lynn Skinner

All stood for the Pledge of Allegiance.

Secretary introduced our speaker, Mykel Kroll, Director of Fremont County FEMA.

Mr. Kroll is a 16 year firefighter and Canon City wildland firefighter. He spoke about the Everbridge notification system. He reminded all of us to be fire and weather aware at all times. He suggested we purchase green and white aluminum reflective address signs for our property. He discussed the Firewise program. If we do not have access to a computer, he left paperwork at the front desk to fill out and send to justinrobinson@fremontco.com. He handed out Pet Emergency cards and other brochures. Please contact Dawn White if you need any because she collected all the excess brochures. He spoke about the noxious weed expert in the ecommunity, Britney Pierce. He recommended Eric Passmore, 614-440-9031, as a fire mitigation expert.

Members present: Laurie McKay, Jeff and Carla Fusik, Eichel Miller, Dawn White, John Ricksecker, Maggie Welch, James Taylor, Jane Walter, Susan Mancini, Annie Tabb, Yvonne Loop, Mark Inness, Nancy Mickelson, Margaret Thompson, Ginger and Bill Delker, Val Anders, Steve Payne, Craig and Martha White, Roy and Jane Eriesou, Tommy Coughlin, Larry Petersen, Bobbi and Adam Hall, Richard and Vanessa Moreno, Cathy and Roy Mask, Paul Steffon, John and Tasha Reynolds and Mark Lomax.

Secretary Stoldt asked for a vote to approve today's agenda from the board. Motion made by Vince Stoldt, second by Richard Fesker, unanimous vote by board to approve the agenda; none opposed.

Secretary Stoldt asked for a vote from the board to approve the July 22, 2023 minutes. Motion made by Vince Stoldt, second by Richard Fesker, unanimous vote by board, none opposed.

Secretary Stoldt asked for a vote from the board to approve the October 2022 minutes. Motion made by Vince Stoldt, second by Richard Fesker, unanimous vote by board to approve the minutes. None opposed.

Treasurer Report: Karyn Thorne. Copies of the budget were available to all. She explained the budget & CDs. Karyn reviewed it saying there is still \$46,000 owed to GVPOA cumulative over the last several years and including this year. She stated there is the \$10 discount for January, February. Payments must be received by April 1. Barbara Stoldt asked for a motion to approve, Vince made motion, Richard second, all in favor- unanimous, none opposed.

Road maintenance and Gravel Pit reports: Vince Stoldt- we had \$70,000 budgeted for the roads, spent \$58,476 on roads and \$5280 on Tezak gravel. We are experimenting

with the tezak on the hills to help prevent the washboard. It seems to be holding up well. There are plans to use it on more hills next year. The \$58,476 is broken down as follows: the grader cost over \$2000 per mile for grading including the gravel, the roller packer and some water for 28 miles. Next year we get the roads that weren't done this year. It's going to be a 3 year project. Larry Petersen asked about the cost of the Tezak gravel. Vince explained is comparable to the pit gravel; it's the trucking that's expensive. With the nonmembers not paying and are their roads being graded. Is there any way to recoup that cost? Vince said no, not unless they become members.

Karyn sends out an annexation letter with with the status letters hoping to get people to join. Someone wanted to know if paying members roads are a priority. Karyn explained it doesn't work that way.

Gravel Pit report: Vince said he took it over the end of April. Walked it and found parts of the fencing had been cut for some time. John Ricksecker helped him to fix those sections; there's still more to be done. We have taken 570 cubic yards out of the pit. 400 cubic yards of Tezak stored there, used 1/4 of it. Larry Petersen asked if we can sell the pit gravel out of the pit and Vince said no, BLM won't allow it; it was tried back in about 2000 and it was shut down. There was a question about the fence repairs. Vince clarified. Fence is all repaired; they still need to pick up the leftover fencing that was left there years ago. Vince explained we have a free permit with BLM; we only pay in every year towards reclamation when we abandon the pit.

Woodchipping Report: Richard Fesker- woodchipping was done 3 times this year, May 20, July 15, and September 23. We had a total of 101 loads at a cost of \$3000, on average \$30 per load, which is the amount we decided to charge nonmembers so it worked out very well. We only had 9 nonmembers participate this year vs the 39 nonmembers last year. Last year was also 101 loads. He feels good that more members are using the service. Wise tree service wants to change the way we do wood chipping. They would like everyone to just dump their stuff and they would come another day to chip it, thereby being able to chip more stuff. We would have to fence our area and monitor it. The other possibility is there is a County woodchipper that we could use, but we can't until the fire station signs off on it. Richard reminded people that the woodchips are free and Vince can load up your trailer.

Small Claims Court: Richard said Barbara and he have been doing small claims cases. Three have made payment arrangements, the others are paid in full. Court costs are added to the person's bill. The total collected and to be collected is \$13,839. There are 6 cases coming up, 2 of them have been settled, 1 we can't locate and the other 3 will be a total of \$2,850. One case would not settle, court ruled in our favor. Barbara has been trying to work on it; when resolved that will be about \$1500. Vince explained this includes court costs. Richard said because this word gets out about court, we have collected another \$3,000 from other people. Lien releases will be filed on all those. Unfortunately there are 146 properties that have not paid this year. Barbara explained there is an additional cost for the lien filing and release so that the accruing dues are included. Per Richard, there is a 10% interest added to the debt. There have been no foreclosures this year. Barbara stated she is working on a garnishment of a bank account. Richard said the courts will almost never foreclose on a house. Barbara said there's always payment arrangements.

Lien Reports: Katherine Wickline discussed fling liens and lien releases. Katherine said she and Karyn are discussing sending letters to remind people to pay their dues before a lien gets filed.

As far as status letters, Katherine will be taking them over. She explained what they are. Vince does all the hard work of driving out to the properties to report back. Vince explained how he walks the property and looks for violations. He finds Fremont County building violations and covenant violations. Randy asked what are the dollar amounts of the fines? He said those prices are almost 50 years old. Vince explained being part of CCIOA and the maximum fine is \$500. Barbara reminded all that the CCIOA rules are now on the website. Question asked if they are county or GV violations; they are both.

Project Wildfire Report: Dawn White reported that grants are for smaller projects. It would cost \$23,000 to hire a professional consultant. Mykel Kroll is assisting Dawn with the project. There are workshops available to the public to learn more about strategizing a wildfire. BLM will work with us. She explained about the CWPP. People need to think about how they will get out if there's a fire. Calls have been made to the county about coming out and cutting down all the weed on the sides of the main roads and they will add us to their list.

Dawn also mentioned Trunk or Treat on October 28. They plan to have horses and games. She is accepting candy donations. This will run from 4 pm to 8 pm. Vince asked about anyone local to cut the weeds. She found they referred her to the county because they don't do that. Vince asked about a grant for weed mowing. She said grants are available for smaller projects. Question about being part of the county CWPP. State is encouraging LOCAL CWPP projects.

Old Business: All new street signs are up. The Glen Vista signs still have to go up, volunteers will be needed.

New Business: Vince wanted to thank all the volunteers that helped on woodchipping days. Applause. Vince has the annexation forms. Barbara explained about annexation forms is that nonpaying members have signed a form to become dues paying members. Question and clarified the annexation process. Aaron and Paige Horne are the first form to be voted on. They are in filing 5. They are not present. The Martinez family live up on Nels and are currently building. The board held votes to annex in those 2 properties. Barbara announced the annexation form for the the Horne family. Vince made a motion that we vote in favor of this. All present were in favor, none opposed. Barbara stated we have the Raymond and Janice Martinez annexation from Los Alamos County, NM. Vince made a motion to accept this annexation, Richard second. All present voted in favor, none opposed.

Karyn explained about covenant enforcement at this time is addressed upon selling a property. Plans are being made to create a database to document properties that are in violation so they can be addressed by Fremont Planning and Zoning. She listed the many opportunities available for volunteers. She thought it would be a good thing to be on the website. Barbara gave the GV phone, 719-315-1520.

Barbara suggested we have a board discussion about raising dues. Vince explained road costs. He explained how we lost the treasurer in January and bookkeeper in February. Karyn stepped up to be treasurer, Sangre Solutions is now our bookkeeper, we now have an attorney through Altitude Law in Colorado Springs. We now know about

CCIOA, the rules that govern our POA. Ward Thorne spelled out CCIOA as Colorado Common Interest Ownership Act. Vince explained about attorney expenses. Vince did the inflation calculator from 1974 and the \$25 dues til now and that woud now be \$155. Vince made a motion to increase dues 15% effective next year to \$150. Lynn second. All are in favor- unanimous vote by board to increase dues next year. None opposed.

Barbara made an announcement under new business that her term is up today and she will no longer be secretary after this meeting.

Election Committee: Barbara asked if we have a quorum. Yes we do. Ward Thorne determined that we had a quorum to approve the board members; we needed 85 and we have 90. Vince thanked Ward and Jeff Fusik. Barbara said there is a vote on new board members. Ward says he doesn't have all the ballots counted but so far there are 51 votes for the board members. Barbara confirmed the votes are for Katherine Wickline, Karyn Thorne and Lynn Skinner. Ward added there is 1 write in for Yvonne Loop. Ward asked anyone to drop off ballots with him.

Vince announced we are ready for the public input sign up sheet.

Public Input: Vince called on Maggie Welch. Her question is about the Blazing Saddles trail sign. Why does the new sign say Blazing Saddle. Vince explained that in the original documents it is Blazing Saddle.

James Taylor - his house is still under construction. He asked about the green boxes on the side of the roads, are they phone boxes. Vince said they are Century Link phone boxes. He asked about high speed internet? Ward answered that Starlink has the best speeds in the area.

Nancy Mickelson has a covenant issue that she has brought to the board's attention. The address is 245 Lynn lane; property has been occupied for ove 3 years without water, sewage, elecric. Someone sleeps in the car in the street. They use the cul de sac as their driveway. Vince said if they park in the right of way of a road it is a county issue. Take pictures and bring it to planning and zoning. Someone asked about the fire marshall. Vince explained about the same violation on El Dorado. Vince explained he talked to Deputy Sanger about it and 2 days later it was gone.

Mickelson asked if anything has been done about the 60 day camping limit. Vince said no but you are on the radar now.

Larry Petersen - roads and drainage ditches, says GV isn't cleaning out the ditches so it is washing across the roads. Homeowners in his area have been cutting the grass on the sides of their yards. He wants to see roads fixed.

Vanessa and Richard- If someone is not active with their mailbox, the post office is reassigning their mail box, because they just lost their mailbox. Post office told them the HOA needs to purchase mailbox towers as the number of people have grown. In July they found out that their mailbox key wouldn't work. Vince says you can put up another box. Lynn Skinner asked if getting a PO Box would help them and they said no. Barbara Stoldt asked if they had contacted the United States Postal Service Consumer Affairs. Their number is 303-853-6185.

Yvonne Loop- just wanted to introduce herself.

Vince made a motion to adjourn the meeting, Lynn second. All board members were in favor- unanimous, none opposed. Meeting adjourned.

Minutes by Barbara Stoldt 11/16/23