

Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

Colorado Revised Statute 18-9-108 Disrupting Lawful Assembly. A person commits disrupting lawful assembly if, intending to prevent or disrupt any lawful meeting, procession, or gathering, he significantly obstructs or interferes with the meeting, procession or gathering by physical action, verbal utterance or any other means.

January 25, 2025 Glen Vista Board Meeting Agenda

All board members readily volunteer their time and energy to maintain and improve the quality of our community.

Call to Order Karyn Thorn

Roll Call of Directors: Sue Marconi, Secretary

Yvonne Innes, absent due to illness, Sue Marconi, Karyn Thorne, Katherine Wickline, Heather Sanchez

Stand for Pledge of Allegiance

Vote to approve or amend and approve the agenda: Board vote. approved Karyn 1st, Katherine 2nd, all approved

Secretary to ask if everyone has read minutes from the October 26, 2024 Board meeting. Board to vote and approve or amend and approve. Karyn 1st, Heather 2nd, all approved

New neighbors introduction

Treasurer Report: Karyn Thorne

*Treasurer Report 2024

*Money in the bank - Sunflower Bank

- checking on 1/24/25 - \$104,791.16, Savings on 1/24/25 - \$27,227.46

*CD - on 1/20/25 - \$10,844.69 matures on 1/10/2028 Interest Rate .9460%

Still had around \$8,000 that wasn't collected. It will be added to this year. For more information, the report is online.

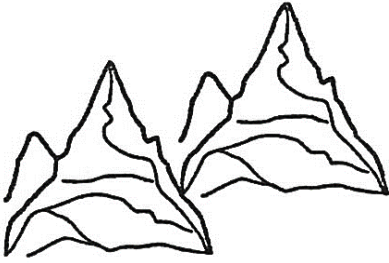
Facebook and Website - Sue and Volunteers, FB has been positive

Facebook for GVPOA - Official Glen Vista Property Owners

Website - <https://glenvista-colorado.org> Is updated as of the 2nd week of July

Small Claims Court and liens report: Katherine Wickline

*No new Small Claims Court files or liens have been filed. Once we have the policies from the attorney we will begin sending letters to properties that have delinquent balances. Any that have not been cleared within 90 days will be



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sent to the attorney to handle collection and ultimately a lien being filed against the property. Collection and lien filing and releases will be handled by the POA's attorney at the expense of the property owner(s). The goal is to have the 1st wave of letters sent out this quarter. **Hoping for February. Any attorney fees are the owners responsibility.**

Management Software Investigation: Katherine Wickline

This research was begun by a member who is no longer on the board. I will now be looking into this for our community. I aim to have more detailed information soon.

*We have launched an investigation of several different Software databases for Directors and Homeowners.

*The objective is to implement a central database/record keeping software for the POA. This will aid in keeping our members informed of pertinent information on their account and allow for a process of administration of assessments fees and recording of member address/phone changes, email updates, and current assessment dues for each homeowner. Unknown how yet but we are hoping it will provide other payment options for property owners to pay their POA dues.

*Homeowners will be able to change their Personal information and access information regularly regarding their property solely by logging into the database with a unique ID and Password. Calendar Events will be posted along with a Directory, Covenant Documents and a page to file complaints, so the complaint is logged/documentated and sent to the correct Board Member to address this file.

*The software options that we are investigating include: Caliber, Appfolio, and Vantaca

Katherine is working with Jodi on this.

Status Letters: Heather Sanchez

* There were 36 Status Letter requests in 2024. Average of 3 per month.

* As of 01/21/2025 there have been 4 requests in 2025

Road Maintenance: Road Committee - Ward Thorne, Bill Delker, Craig White, Mark Inness, Richard Fesker

*Introduction and plan for 2025

*Road spreadsheet creates with mileage of roads in each filing, aging to keep track of when the roads are done and type: Primary, Secondary and Tertiary

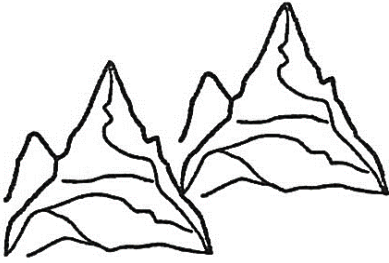
*We will be using RME for all road work. **Yes we will have a contract.**

*Will be running/looking at roads for needs starting in end of March/April

*We will come and assess damage after severe storms

*Take responsibility for your area and report concerns to the Board@glenvista-colorado.org.

*We will be making note of driveways that need culverts, owners responsibility by state law, which will cause further erosion if not installed.



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*Open to comments as long as it remains respectful and productive. We will not tolerate people yelling or being disrespectful.

*looking for 1 more volunteer to join the road committee, **Mark Inness, and Richard Fesker will be helping.**

Pit Report: Ward Thorne

* Pit is 860 Cubic Yards or 1290 tons of material taken out of the pit in 2024. **Rock has been strained. Needs crushed. Looking into the coming year to decide how and where to get road gravel.**

Covenant Updates: Yvonne Loop

*Covenants awareness letter 1, 2-8, 9-16

*First Draft of paperwork from Attorney, **Still clarifying paperwork in regards to land owners paying for road maintenance.**

*Water? Meters? **Mark Inness will be working on the water right info.**

*Volunteers **We still need 4 people on the board.**

Fire Mitigation Committee Update: Dawn White/Laurie McKay

*BLM mitigation- **The BLM has informed Dawn that they will be doing fire mitigation in BLM land in the area of Iron mountain road. This is great news for our community.**

*State Firewise Assessment Project

*Postcards have been sent out to owners explaining options for us.

Wood Chipping Day Update: Dawn White/Laurie McKay

*May 31st, July 19th, and September 6th

*8:00 am to 12:00 pm

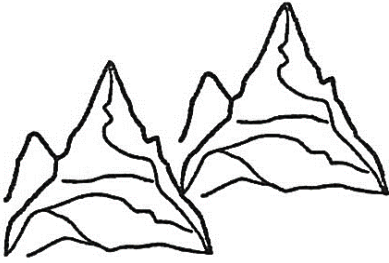
*Nonmembers will pay \$35.00

*RULES - nothing over 8 to 10 inches, no root balls or stumps and all the ends need to be going in the same direction

The area used for wood chipping will be fenced in. Wood chipping dates will now be the drop off dates. There will not be dropping off of any wood other than those dates listed. Chipping will be done later in the week following the drop off dates. This should help with drop off moving faster for people.

Old Business:

*Karyn - Dues increasing the allotted 15% which would bring 2025 dues to \$172.50. (\$14.38/month).



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*Sue - Investigating improvements of slower speeds in areas of phase 1 of speed limit signs. Looking for the community to inform the board by email of areas of concerns for traffic signs for 2025.

*Yvonne - new policies are in the editing phase. New governing documents to follow.

*New fence budgeted for 93 Wendy Dr. To help with security of possible reinstatement of trash day and improve woodchipping day.

*Looking into management companies to improve functionality of the running of the POA.

New Business:

*Matt Johnson and Jodi Woodruff stepped down from their director positions.

*Heather Sanchez has joined the board.

*There are 4 director positions open.

*Looking into Robert's Rules to help give structure to the running of the board

Public Input- Vince Shultz was the only sign up. His question was about the roads. Ward answered questions since he's on that committee. Yes we will be using RME, yes we will have a contract with them. Due to many roads being compromised, they will be done. Thirtyfour percent of the roads were completed last year. The committee's plan is to take 3 years to completely fix all of the roads. When all the roads are fixed, then hopefully, it will only be maintenance work. It was a very informative and positive discussion.

Public Input: This time is reserved for POA members and property owners, whose dues are in good standing. Please remember that this is a public meeting. The 3 minutes is not a discussion, rather a time for each person to express their concerns, thoughts or something positive. We are going to ask that you speak respectfully and use an appropriate tone of voice, because we are listening. You will be asked to leave if you are unable to be polite and kind. Sign up in the back of the room for a 3 minute time slot.

Motion to adjourn. Karyn, Katherine 2nd. (See everyone at the next meeting - April 26, 2025 @ 10:00 am @ the Fire House)