

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.

April 26, 2025 Glen Vista Board Meeting Minutes

All board members readily volunteer their time and energy to maintain and improve the quality of our community. Please communicate with the intention to benefit the community.

Call to Order: Sue Marconi

Roll Call of Directors: Sue Marconi, Secretary

* Yvonne Innes (absent), , Karyn Thorne, Katherine Wickline (absent), Sue Marconi, Heather Sanchez

Stand for Pledge of Allegiance

Vote to approve or amend and approve the agenda: Board vote. Voted to approve, Sue 1st approval, Heather 2nd.

Secretary to ask if everyone has read minutes from the January 2025 Board meeting. Board to vote and approve or amend and approve. Kartn 1st approval, Heather 2nd, all approve.

New Neighbor Introduction:

***Welcome New Members to the Community**

Fire Mitigation Committee Update: Dawn White

*BLM visitor - Dave McNitt Wildlife Biologist Bureau of Land Management

*Discussing BLM Mitigation

Excellent discussion. BLM doing mitigation on BLM land near , doing mastication which is grinding up the trees. The mulch will be broadcast out. This helps wildlife, especially birds. They will be bringing in large machinery to do this. It will be done over winter into March. They won't be cutting Ponderosas. Ponderosas are more fire resistant. BLM is trying to return this area to a natural Ponderosa forest. The chips help propagate the grasses and ground cover. They don't burn the same as trees, eliminate crown fires. This will be done near Indian Wells. BLM will follow up with us.

Treasurer Report: Karyn Thorne

*Treasurer Report 2024

*Money in the bank - Sunflower Bank

- checking on 4/22/25 - \$154,534.20, Savings on 4/22/25 - \$27,230.82

*CD - on 4/22/25 - \$10,870.00 matures on 1/10/2028 Interest Rate .9460%

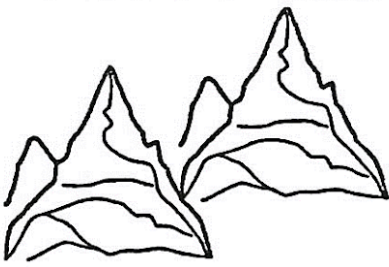
Road Maintenance report: Ward Thorne, Bill Delker, Craig White, Mark Inness, Mike Wagner, and Richard Fesker

*The committee met earlier in the month and the members are looking over the roads during the rest of April and early May. It has come to the board's attention that the email on the website for the road committee had a typo, this has been addressed with the website manager, SIXU. The email is correct now. Please call in and leave a message (719) 315-1520, email the board@glenvista_colorado.org or utilize the email button on the website to let the board know of any concerns you may have for the roads. **The roads are broken down into 3 groups. We are waiting for rain so they can grade. They got some gravel chipped.**

Pit Report: Ward Thorne, handling this until the President position is filled

*The Pit Reports are completed and up to date with BLM

*The Department of Health and Environment through the Air Pollution Control Division has asked for the past 5 years of pit reports as they do not talk to BLM. To our knowledge they show up every so many years. They are checking air pollution levels for the pit when it is in operation.



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Covenant Updates: Karyn Thorne and Yvonne Loop

*1st step - 9 policies required by law voted in today. They will be mailed out to all property owners prior to the effective date. They will be effective on June 1, 2025. The mailing will be done May 20th. This goes out to all properties, all properties fall under the by-laws and covenants. We voted on all policies 1-9. Sue was 1st vote yes, Heather was 2nd vote yes, on all 1-9 policies, Karyn voted yes on all policies. The By-Laws, Articles of Incorporation and Declaration of Covenants will be coming soon. They will need to be voted on by the property owners. Final printed policies need some corrections, basically punctuation.

Policies: 1. Regarding policies and procedures for covenant and rule enforcement. Procedure to follow when enforcing covenants and rules for efficient operation of the Association. Only changes are spacing and format. To adopt a standard procedure used in developing policies. Affords owners input on policies.

Drafting Procedure. Pertains to the Boards authority to adopt policy. Need for policy based on importance. No changes.

2. Conduct of meetings. Facilitate effective operations of Owner and Board meetings. Provide input and comments for decisions. Only changes are spaces and format.

3. Adopting a policy and procedure regarding Director conflicts. Ensure proper disclosure and voting procedures. Make decisions that are consistent with high principles. No changes

4. Collections for unpaid assessments. This is the procedure regarding any unpaid assessments. Provide a systematic procedure for collecting charges. Change - page 1, number 2. The end states POA office, we do not have an office, so it will be changed to received by the Association. No changes

5. Regarding policies and procedures for covenant and rule enforcement. Procedure to follow when enforcing covenants and rules for efficient operation of the Association. Only changes are spacing and format.

6. Standard procedure for alternative dispute resolution involving the Association and an owner. No changes

7. In regards to Owners registration of phone numbers and Email addresses. Pursuant to Colorado Law. This means, owners must supply the Association with this information. No changes

8. Regarding policy and procedure for inspection and copying of Association records. No changes

9. Procedures for reserve study policy. No changes

10. Regarding Investment of reserve policy. To properly maintain areas in the community, that is the responsibility of the Association. No changes

All Board members present voted yes. Sue was 1st on all, Heather was 2nd on all.

Yvonne has been in touch with a company that provides a HOA/POA management software that we need to facilitate all of the Board/POA/Homeowners needs. We will review the benefits, ask more questions and with consensus, vote to move forward. This management program is expandable with the ability to house all of the POA documents, log and track violations, liens, update letters and in the future, property owner access with the ability to accept payments. .

Yvonne has chosen to lead in the onboarding and training.

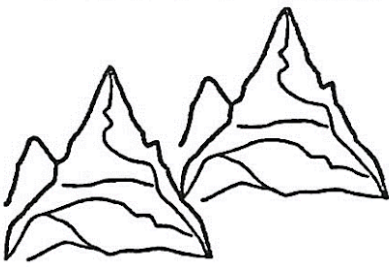
Wood Chipping Day Update: Laurie McKay and Dawn White

*May 31st 8 am to 12 pm. Drop off will be on the 31st and Tree Wise will come a different day to chip the slash. Make sure your load is facing the same direction.

*The fence is up and thank you to all the volunteers that helped get the fence up at 93 Wendy. The gates will go up in a couple of weeks when volunteers are back from a vacation. We were giving the concrete a chance to set and harden before adding in the weight of the gates. We plan to leave it unlocked, but will lock it close to drop off days to ensure who is dropping off slash. If it becomes a problem we will lock the gates and work a solution to allow members to pick up chips. There will be two tractors available to help stack the wood. Lone Wolf disposal in Howard will take wood for \$20 a trailer.

Liens and Small Claims Court report: Katherine

*Gearing up to start the new procedure to enforce dues payment after the policies are effective. Still about 36 leans outstanding. Approximately 10 of those, we don't have the correct addresses. These will have to be turned over to the lawyers for due process.



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That's why we need the software, so we can stay up to date on all of this. We want to start attending commissioners meetings. We're getting more people out here, we shouldn't keep getting ignored by the county. Possibly get a liaison for our community, to the county.

Secretary: Sue Marconi

*Continuing to update Facebook

Status letters: Heather Sanchez

*3-4 status letters per month are requested

Old 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

New Business:

*New Policies will be effective June 1, 2025

*By-Laws which may or may not need property owners vote and Articles of Incorporation, which need a vote from property owners, are being edited and will be presented when ready.

*New Declaration of Covenants are also up for editing and we need to address the covenant committee and prepare these for a vote.

*New fence put up to enclose 93 Wendy Dr.

*New software to manage the POA information more efficiently

Public Input: This time is reserved for POA members, and property owners, who's 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.