

Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

July 26, 2025

July 2025 Quarterly Meeting Order of Business Memorandum

Calling the meeting to Order

- Secretary Roll Call of Directors **President Mays present, Secretary Marconi present, Treasurer Thorne, present. Director Wickline absent with approval from the board.**
- Announce the quorum : **we had a quorum**
- Call the meeting to order: **"The meeting will come to order" and be seated.**
- Lead the Pledge of Allegiance **led by President Mays**
- **President:** "We Directors & Officers of the Glen Vista Property Owners Association are volunteers. We are servant-leaders, not rulers. We carry out the will of all members in good standing and we intend to model fairness, neutrality, and ethical decision-making based on GVPOA by-laws, covenants, and Colorado law. We welcome all reasonable input and we encourage all qualified volunteers to come forward and serve with us as additional Directors and Committee members."
- If anyone has a problem with roads, go to roads@glenvista.
- **This meeting is board business. We have adopted Roberts Rules of Order, used for 150 years. The public isn't allowed to comment until the end of the meeting. Must sign up for a 3 minute allotment.**
- **Rules of conduct during meetings, no bad language, no yelling. We will dismiss the meeting if people can't be respectful.**

1. Reading & Approval of Minutes from previous meeting(s)

- **"The previous general meeting minutes have been posted and therefore will not be read. Do I have a motion to approve the minutes?" Yes Sue motioned, Karyn 2nd, Any Discussion" no All in Favor Yes .**

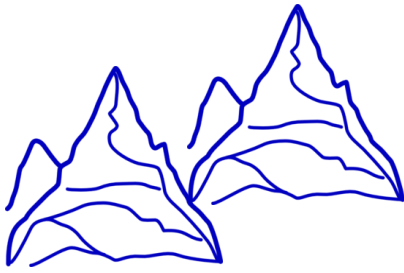
2. Officer/Committee Reports

- **President "the Treasurer will make her report":**

Treasury Report:a. Treasurer

i. Budget Committee

- The January - June budget and spending has been offered as a hand out and will be put on the website under 2025 financials.
- The 2026 budget is being created for mailing and voting for October voting.
- 227 outstanding balances totalling \$75,572.69/ \$27,810.09 from current 29 liens/66 members that owe between \$200 - \$800 = \$26,138.57, below



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\$200 - \$21,624.03 (these numbers were done with a calculator, so human error may apply, but this is the approximation)

II. Financial Report

- Insurance for 2025 - \$3,247.95
- Spent approximately - \$2500.00 for the fence.
- Invoices - Rocky Mtn Exc. \$34,512.16, \$6,910.77, \$8,078.84 - \$49,501.77/\$103,000 so far for 2025 Waiting to finish roads after monsoon, due to repeated damage.
- Sangre Solutions - Bookkeeper- \$901/month
- Altitude Community Law - \$680, \$2940.52, \$2,214 recent payments from May - present
- SixU - \$560 recent payments for website updates from May - present
- Twin Lakes Res and Canal - \$0
- Checking - 7/10/25 - \$115,854.89
- Savings - 7/10/25 - \$27,234.21
- CD - 7/10/25 - \$10,895.66
- Extra - printing for policy mailing - \$4,085 from lawyer budget

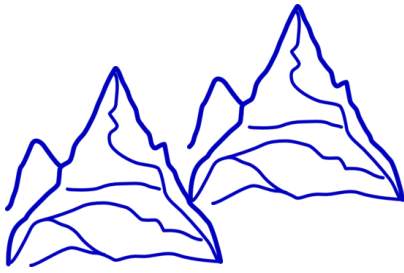
"Are there any recommendations for a motion?" \$1,500-\$1,700 for printing and folding for the mailing going out in early August. **Karyn made a motion, Sue 2nd, Any discussion, no, all in favor yes**

President: "Do we have a second?" Any Discussion" All in Favor Yes or No from west to east"

President: Secretary brought to attention the dire need for people to join the board. We only have 4, need at least 5, have a total of 9 positions. If we don't get enough people we will have to go to a management company.

President: "Director will present the Small Claims and Liens Report"
No report at this time

President: "Do we have a Roads Committee Report?"



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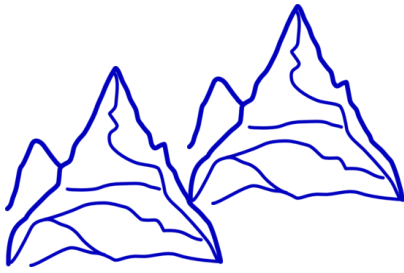
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Ward Thorne wasn't able to attend: We are getting several compliments about the road work completed so far this year. 8 miles completed so far including ditching, grading and some material. Texas Creek from Indian Wells to Kerr - rebuild - Kerr to Arnold - graded, Thunderbird - graded, Canyon Rd. -Marion -rebuild, Sleepy Hollow, Gibbons Trail Way, Glen Vista Lane, Merion Lane and small portion Deer Run - graded, Blazing Saddles (20 belly dump loads) and Deer Run (6 Belly dump loads) - rebuild and compaction, purchased 9 culverts (4 - 15 in x 20ft)(5 - 15 in x 30 ft) Spent 49,000 so far. In the past, there was only grading, no ditch work or new roadbase. Once properly fixed, the roads will last longer. P.S Rocky Mountain Excavating (RME) chose what roads and sections got done first.

Weather repairs on Thunderbird, Sagebrush, Canon, Ponderosa Ln, Arnold, and Owens. Plans to install culverts; Thunderbird, Canon, Add material to washouts. Approx 50% done.

"The President will present the Covenant Compliance Committee report"

- As of 6/1/25 the Procedures for Covenant and Rule Enforcement are in force.
- A matrix of General and Public Health & Safety Responsibilities has been developed by the Committee that steps out the process, time between actions, requirements of letter, etc that are derived directly from the policy and read more easily. These have been sent to the attorney to approve as they will establish the database timing and form letter content. **The attorney has responded with meaningful, but minor comments that will be incorporated into each matrix for immediate use.**
- A Protective Covenants and Amendments document has been developed to place the original and amended versions of the covenants in one place so that Rules can be developed as an interpretation and guideline of the covenants.
- A breakdown of Covenant Rules has been developed from the covenants as interpretations of the extent and meaning of the covenants. This has been combined with the Procedures to attach either a General or Public Health procedure to the violation. **The board has reviewed these rules and made comments. These rules and comments have been sent to the attorney for review.**
- It came to our attention that prior amendments added to the covenants, without a legal vote, hence they were illegal. We will be going off of the original covenants until legally updated.
- Clint made a motion, Karyn 2nd any discussion, no. All in favor yes
- **We have developed an analysis of competing Covenant Compliance software databases vs the time and cost of performing compliance manually. Ginny, a member of the Covenant Compliance Committee, will now present this analysis and the committee's recommendation for**



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award. This software selection has been shared with our attorney and they find it acceptable.

- Compared 3 different software companies.
- Software will help with covenant violation, fines, and processes. We will be able to start violation enforcement quickly. We would like to get 20 volunteers to learn and help .
- Cost \$195 for 250 properties, additional properties would cost .55 cents monthly. A management company would be much more.
- Clint made a motion to accept, Karyn 2nd, all approve

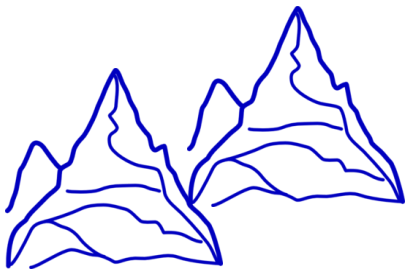
"May I have a motion to accept the award of software recommendation made by the covenant committee, yes, Karyn "Do we have a second,Sue " Any Discussion, no. All in Favor Yes

3. **President:** "Do we have any Unfinished Business?" No

- County Commissioners meeting summary

4. New Business

- **Amend - President:** "Deer Mountain Fire Protection District will report at the Quarterly meeting on July 26th". Dawn White
- State guys helping us how to mitigate. Info on the website, need to personally let them know the status of private property. Use the QR code on cards sent in the mail. BLM told us last meeting they are waiting for money. No grant money until we come up with a plan or project.
- Greeters, Dawn sends out packets with info on our area, GVPOA, Fire, ect.
- **Amend - Wood Chipping Day:** 9/6 8-12
- **Amend - Clean up day** 10/11 10 - 1 and still working with the fire station to hopefully offer lunch. Karyn explained process.
- **Amend - late fees from new policies - \$25 one time as it was in the old policy, instead of \$25 monthly. This correction will go out in the pending mailing.**
- Karyn; still in process to update Articles of Incorporation and Bi-Laws as well as the Declaration of Covenants. We need a majority vote.
- We need to get all owners E-Mail's and current phone numbers. If we get those and get permission on the invoices to have email correspondence, we can reduce the cost for mailings.
- Deer Mountain Fire protection - New chief, Marcus Widener, starting in September 2025.



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- Due to the high level of mailings, please use the PO delivery notification. It would help with picking up packages on time, alleviating boxes filling up.
- We're looking into new post boxes as the post office no longer will purchase communal mail boxes. Current areas of concerns are 2 areas on Indian Wells that owners have had frustrations with for several years. Need a volunteer to head this venture up.
- New Mill Levy increase, funds running low due to EMS coming out of FD budget. A flyer will be in the August mailer and will be posted on the website. The FD will be hosting town hall meetings and posting on social media.

5. Public Input:

President: "We now turn to Public Input. This time is reserved for POA members, and property owners 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 his 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. Additionally, the board is not required to respond to the input. If you have questions, the board can take these questions under consideration and respond at the next meeting"

1. John Ricksecer; Asked who is responsible for damaged culverts under peoples driveways. Questioned getting his road done. Yes, owners are responsible for culverts.
2. Lacy Faith, lives in a remote area, concerned as to why her road isn't getting done. Says her roads are terrible, and not getting done.
3. Vince Stoltz, concerned as to how much money is being spent on roads.
4. Richard Fesker reminded people to help by getting on the board, and be kind to those who are volunteering.

6. Adjournment

President: May I have a motion to adjourn? Yes Karyn Second Sue. Any Discussion" no, All in Favor Yes