

# Glen Vista Property Owners Association, Inc.

93 Wendy Drive  
Cotopaxi, Colorado 81223

**October 18, 2025 Members Quarterly Meeting/ Agenda**  
**Time; 10:-10:54**

## **Calling the meeting to Order**

- Call the meeting to order:
- Secretary Roll Call of Directors; President (open), VP Dawn White, Treasurer Karyn Thorne, Secretary Sue Marconi, Directors Karen Nichols, Julia Patrick, TJ Cole.
- Announce the quorum :**We had a quorum. The quorum was met after we adjourned, and the results of the vote. This quorum is board members present. The board can and has voted for new board members. We had all 4 board members present in person. Two members were present by Zoom.**
- Pledge of Allegiance
- **We the board of Glen Vista Property Owners Assoc, are volunteers. We carry out the will of all members in good standing. We strive to provide fairness, neutrality, and ethical decision making, based on GVPOA by-laws, covenants, and Colorado law. We welcome reasonable input.**
- If anyone has a problem with roads, go to [roads@glenvista-colorado.org](mailto:roads@glenvista-colorado.org).
- We are following 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.  
**Absolutely no recording (video, or audio) of this meeting. Only board members are Allowed for meeting minutes. This is Colorado law.**

## **Vote to approve or amend the agenda. Board vote.**

**Karen: Yes, I need to amend the agenda. I need to add approval of the new Collection Policy and the phone number and e-mail policy.**

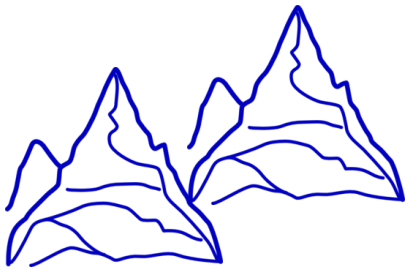
**Vote to approve, Karyn Thorne 1st, Dawn White 2nd. All approved.**

## **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? **August and September**

**Agenda for the October meeting has been submitted - are there any amendments. No Karyn Thorne 1st, sue Marconi 2nd, all approved.**

**Guest Speaker - Fire Chief**



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New fire chief Marcus Widener introduced himself. He's meeting and talking to the community, to get to know us. If you have any questions for him, you can reach him at [mwidener@dearmountainfireprotectiondistrict.org](mailto:mwidener@dearmountainfireprotectiondistrict.org). He's usually at the fire station Monday through Saturday. Some Sundays he's at the station working on things, or driving around learning the roads. He's working with Don. They will start working on fire mitigation projects starting in November. Info on that will be released come January-ish. Yes he lives in Glen Vista and is a neighbor.

## Officer/Committee Reports;

### Treasury Report: Karyn Treasurer's report

- Invoices - Rocky Mtn Exc. upcoming \$17,278.82
- Sangre Solutions - Bookkeeper- \$901/month
- Altitude Community Law - \$4,610.10
- SixU - \$0
- Twin Lakes Res and Canal - \$0
- Checking - 10/16/25 - \$52,295.43
- Savings - 10/16/25 - \$27,237.64
- CD - 10/16/25 - \$10,921.66

### II. Financial Report; Copies available 9/30/2025 - will be on the website

**\$11,748.97 dues still owed for 2025**

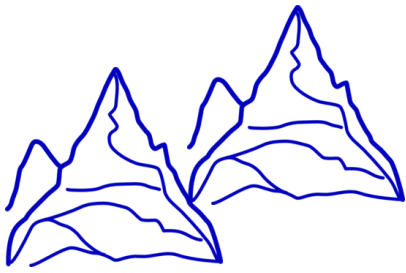
**Total owed to the POA to include the \$11,748.97 as of 10/7/2025 - \$69,593.98**

### Communications Committee - Julia

- Website updates since last meeting include:
  - Home Page / Financials / 2025 Insurance documentation link update
  - FAQs: Is burning allowed? Updated with more information.
  - Dues Tab: Corrected information regarding lots 1-8 and dues. Also added additional information to "Dues" section and "Are You a Member" section.
  - Board Page: Director Bio updates and meeting minutes/agenda updates
- New Button on home page - Contact Information Form
- HOALife Email Capabilities: Confirmed. Need to gather email addresses and enter into the platform before we can rely on this communication method.

### Small Claims and Liens Report - Karen

**I have been working on the liens but due to limited information from property owners it is taking a little longer than expected to get the letters out. Under our current**



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bylaws we must send an e-mail and call them before sending out 2nd letters. I currently have 13 properties that I am working on.

Since coming onboard last month I have also been doing status letters for properties that are being sold.

Over the last month I have been working on our Facebook page. I am trying to get it updated and let you guys know what is going on in our community. There have been a few complaints about it bugging out. If you have any problems please reach out to me and we will try to get it fixed, also remember you must answer all the questions or it will automatically delete your request and we won't even see it.

## **Roads Committee Report -**

Based on most current invoice - all others are on past minutes located on the website. Skid loader - fixing washouts on Tumbleweed by Bob Richards, Arnold from Coyote to Owens, Owens Ln north of Kirk (wash out), Roads Graded - Mineshaft, Gold Pan, Sage Brush, Buffalo Rd. Ive Rd. Color Sweet, and Owens Lane North. Arthur was a rebuild, 10 Belly Dump Rd Base on Arthur, 4 Belly dump road base on Arnold North. Still to do Grade Wendy and grade and add material to Buck Skin.

## **Overall Report**

21.1 miles/28.9 miles completed with 7.8 miles of repair done. Major rebuilds to Deer Run, Blazing Saddles, Arnold, Arthur, South Owens, and Glen Vista.

Culverts added to Thunderbird & Canyon and Cedar & Thunderbird (9 purchased this year)

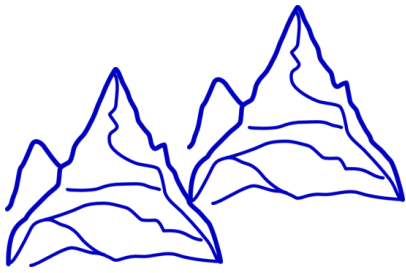
Three unprecedented major washout events in July, August and September with 7.8 miles of repair completed.

60 Belly Dump loads of Road Base and 1 of Rock for a total of 1,365 ton

We will still look at the budget to see if we have more money to continue road improvements. We will probably have to recreate a new contract with RME to accommodate extra work.

## **Covenant Compliance Committee report**

- As of 6/1/25 the Procedures for Covenant and Rule Enforcement are in force.



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- 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 a guideline of the covenants.
- A breakdown of Covenant Rules has been developed from the covenants as interpretations 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 were without a legal vote, hence they were illegal. We will be going off of the original covenants until legally updated.

## Wild Fire Report - Dawn Project Wildfire

- **Back in contact w/Mykel Kroll with Fremont County. We intend to get together and regroup our status at the CWPP.**
- **Continue to encourage your neighbors to use the QR Code and complete the lot, specific information to assist in this process.**
- **I intend to get w/the Fire Chief by the end of the year.**
- **I'll be attending the REALTOR Project Wildfire bi-annual meeting on October 29th.**

## EVENTS:

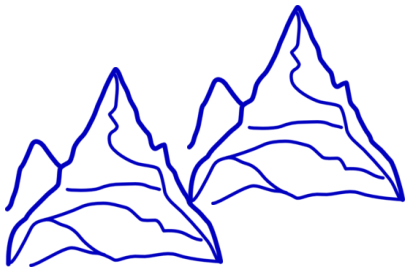
### Wood Chipping - Laurie/Karyn

64 loads/\$225 from outside GVPOA properties

### Clean Up - Karyn

Last Saturday - 15 volunteers, covered 5 miles - Rocky Mountain Excavating to the cow grate on Copper Gulch/part of Gulch Road - The extent of GVPOA property on Copper Gulch and we needed a few more volunteers to complete Gulch Rd

**Mil Levy Town - meeting at 1:00pm at the Fire House today**



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## Trunk or Treat -

Friday, October 31st, 5pm to 8pm, lots of fun games and activities.

## Old Business;

- Karyn; still in process to update Articles of Incorporation and Bi-Laws as well as the Declaration of Covenants. We need a majority vote. - Tabled
- 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. Please go to the website to enter your contact information with our new button to add in the information.
- 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. Thank you Jefferson for volunteering - no new report
- Please VOTE ON the Mil-Levy Increase!!

## New Business:

**Karen:** On October 1st Colorado law adapted the policy and procedure for the collection of unpaid assessments. Now if we don't have a current e-mail and phone number we can just send a delinquency letter instead of trying to hunt down that information.

Motion to accept the Collection Policy as required by law.

**Karen:** Also on October 1st Colorado Common Interest Ownership Act changed and now requires property owners to provide e-mails and current phone numbers for the purpose of notifications. It will be the property owners responsibility to provide that information to us.

Motion to accept the e-mail and phone number Policy as required by law.

1st, 2nd, discussion/questions - Karyn 1st, Dawn 2nd, no questions, all accept.

THE VOTE - Check with Ward

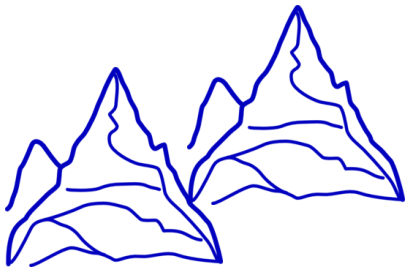
The Budget

Board Positions - Clint has resigned, Add Dawn White to board, and the budget

Proxy Votes - This quorum is the votes for budget and Dawn White. We needed 115 votes /1154 properties - (10% for quorum) ask Ward what the quorum is - the results; there were 119 votes, quorum was 115.

Budget; 102 for, 16 against, one abstained.

Dawn; 109 for, 3 against.



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## Public Input:

This time is reserved for POA members, and property owners in good standing. 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. 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”

Vince Stoltz; I want to talk about roads. We show roads being done, and question the amount spent. It was explained to Mr Sholtz, the amount of roads done. Due to 3 different monsoon rains, roads had to be redone due to washouts. . Questioned why the proposed budget was showing a \$40,000 increase. Answer, Fillings 1-8 will now be required to start paying road maintenance fees, amount is an additional 40K.

Covenant violations, why don't we go around and find violations. Answer, it's dangerous for individuals to do that. People need to let the board know that someone is in violation, via EMail. County, will not come out without a formal complaint. We will go check on the complaint once received, and verify if it is viable. Violators will have 30 days to fix the violation, then they will receive a 2nd warning before going to the lawyer.

Nancy Marie; Budget concerns. Why does the budget keep getting raised? Why is it necessary, and is it justified? Why haven't we mediated with the lawsuit against the board, why spend money on a lawyer? Answer, we are not allowed to talk about it, being handled by the lawyer.

Joanne Caston, Questioned why were paying a bookkeeper \$901. Per month.

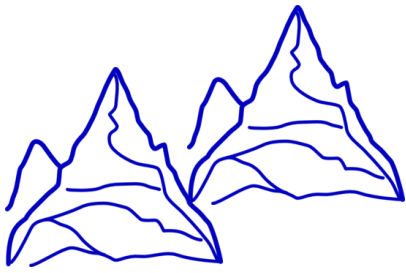
Warren questioned the amount spent on roads. Why do we use RME? Answer;RME is the company closest to Glen Vista. They are the most experienced, and we don't have to pay trip fees, everytime they have to come here. For example, road washouts. There is a competent group on the road committee. They have a spread sheet on every road, so there's accountability.

Lastly, a committee member is working on the mailbox shortage. His name is Jefferson. The PO doesn't supply mailboxes anymore, and they are expensive.

**Adjournment; all voted to adjourn**

**MEETING Minutes Amended 11/13/2025 Meeting; Motion, 1st Dawn, 2nd Karen Nichols, all approved.**

Remove: :We had a quorum. The quorum was met after we adjourned, and the results of the vote. This quorum is board members present. The board can and has voted for new board members. We had all 4 board members present in person. Two members were present by Zoom.



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**Add:** We had our Board Members Quorum. We had 3 board members present and 2 present by zoom. The vote Quorum was met before we adjourned. The vote quorum was confirmed after the meeting adjourned.

**Add Blue:** We are following Roberts Rules of Order as a guideline

**Add:** Under Rules of conduct during meetings

As provided in the POLICY OF GLEN-VISTA PROPERTY OWNERS ASSOCIATION, INC. ADOPTING PROCEDURES FOR THE CONDUCT OF MEETINGS adopted 4/26/2025 AND So as to allow for and encourage full discussion by Owners, no meeting may be audio, video, or otherwise recorded except by the Board to aid in the preparation of the minutes" (pg3, pg5)

Remove highlighted and add Blue: Board Positions - Clint has resigned, Add and Dawn White to continue on the board, and the budget

Remove highlighted and add Blue: Proxy Votes Quorum Votes