

**Glen Vista Property Owners
Association, Inc.**
93 Wendy Drive
Cotopaxi, Colorado 81223

November 13, 2025

Meeting Agenda Glen Vista Property Owners Association

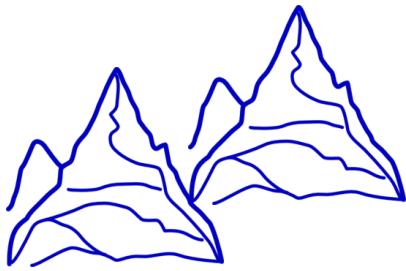
When: Thursday November 13, 2025, 4:30 pm

Where: Deer Mountain Fire Department¹

1. Call to Order
 - a. Roll Call of Directors ; Dawn White, Karen Nichols, Sue Marconi, (zoom); Karyn Thorne, Julia Patrick. TJ Cole-absent.
 - b. Pledge of Allegiance
2. Approval of Agenda and Minutes from previous meeting
 - a. **Amend the Agenda - add number 8 - Directors vote for positions for the next year.**
 - b. **Board vote, 1st Dawn, 2nd Sue, all approved.**
 - a. **Amend the October Minutes - yes**
 - b. **Discussed, will be attached to October Minutes.**
 - c. **Vote to amend; 1st Dawn, 2nd Karen Nichols, all approve.**
3. Member Forum/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 his concerns, thoughts, or something positive, you can not pass your unused time to others. 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. We are not required to answer questions but we will do our best to answer them. If we don't answer your question we will address it at the next meeting**

Nancy; issues with transparency, why are dues being raised, concerns with software, it's expensive, why do we need it. Disagrees with no recording. She doesn't have trust. Questions the outcome of quorum.

Karen answered questions. Our by-laws say no recording.



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John Ricksucker complained about the dues being raised. Says his road has never been graded. Doesn't like that we didn't have competitive bids for roads. Thinks we should go with CFME. Against RME.

We will look into this.

Barbara, concerned about transparency. Doesn't like how FB is being run. Complained that we have a board on zoom. Doesn't think we are following transparency.

Karen answered: We are volunteers, and I apologize for the late response on FB, I dropped the ball. We will now run facebook as a board to help with communications.

Vince, roads. Says no contract, claims board members got their roads done, we need bids. When are we going to meet new board members?

Note to members -

We the Directors & Officers of Glen Vista Property Owners Association are volunteer servant-leaders, not rulers. We carry out the will of all Members in good standing. We intend to model fairness, neutrality and ethical decision-making based on our By-laws, Covenants, and Colorado law. We welcome all reasonable input into our work and we seek all qualified volunteers for open Director and Committee membership.

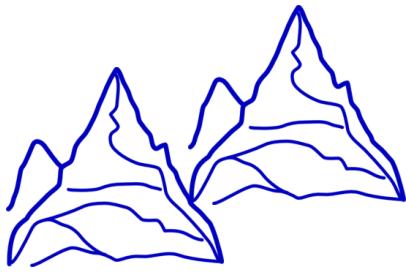
2nd note to members

The existing policy regarding alternative dispute resolution (ADR) states that in the event of any dispute involving the Association and an Owner, the Owner is invited and encouraged to meet with the Board of Directors to resolve the dispute informally and without the need for litigation.

The Board is aware of the Facebook account that is spreading false and harmful statements about GVPOA volunteers. This behavior is both troubling and unacceptable.

Our Alternative Dispute Resolution (ADR) policy encourages any Owner with concerns to meet with the Board to resolve issues informally, without litigation. Unfortunately, the individuals engaging in this defamatory conduct have not attempted to communicate, volunteer, or collaborate. Instead, they appear focused on criticizing every action, fabricating misinformation, and fostering division.

The Board consists of dedicated volunteers committed to improving our community. We urge residents to seek facts rather than rely on one-sided



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narratives. This group has openly expressed a desire for conflict, driven by a few individuals with harmful intentions.

Despite these challenges, the Board remains committed to progress. We currently have three open positions for community members who share our goal of constructive collaboration and continued improvement.

4. Officer/Committee Reports

a. Treasurer

i. Budget Committee

To my knowledge all emails relating to invoice concerns are answered.

Treasurer's report

- Invoices - Rocky Mtn Exc. \$
- Sangre Solutions - Bookkeeper- \$901/month October paid
- Altitude Community Law - \$
- SixU - \$0
- Twin Lakes Res and Canal - \$0
- Checking - 11/11/25 - \$34,370.68
- Savings - 11/11/25 - \$27,237.64
- CD - 11/11/25 - \$10,930.44

II. Financial Report;

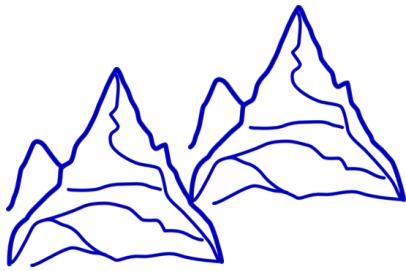
b. Secretary

i. The Facebook page is managed by the board and is used to share events, updates & important information to our members. It is not a community discussion page.

c. Communications Committee

i. Website updates made since last meeting include:

1. Board page: Board Members section updates (added new members and bios), Meetings section updates (added 2026 dates and refreshed meeting agendas).
2. Dues page: Updated "Do you own a GVPOA property?" section to replace outdated/incorrect information.
3. Home page: Updated Upcoming Events section to remove outdated information.



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ii. Next focus area:

1. Help/learn how to create the newsletter (December distribution).
2. Update website Announcements section on the home page.

d. Director 1

i. Small Claims, Liens & Status Letters

I have been actively working on small claims and liens. To date, 3 certified letters have been mailed. Unfortunately, due to lack of information provided by some members, I am unable to proceed further on the remaining cases at this time. I have been in contact with our lawyer and have received the new policy that needs to be sent out to the members. Then we will update it on our webpage. The new policy allows us to send a letter to members that have not provided their phone number or e-mail. Our New Policy, which will hopefully go into effect January 1st, will provide the necessary framework to move forward.

I sent out 1 status letter this month.

e. Roads Report - no new report

f. President

- i. Covenant Compliance Committee - Written Report, proposing forming a new committee. Learn about HOALife, software. It's very extensive regarding the POA. Helps with violations, and database letters going out. We are going to follow current policies. No, we are not changing the covenants, we have to clarify what they mean. They are confusing.
- ii. Mailboxes ,nothing new.

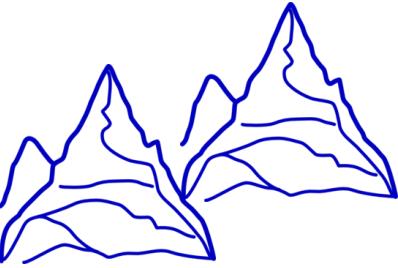
g. Director 4

- i. Project Wildfire Report - Written Report
- ii. Woodchipping - Things were put on pause due to Gov shutdown. Waiting to see how Project Wildfire. Firedept now has access to chipper. We can pay them to do the chipping. We will be learning more about that this coming year.

5. Unfinished Business

- a. Covenant Compliance Software update, waiting for a new committee.

6. New Business



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- a. Deer Mountain Fire Protection District Report, mill levy at the time was short by 5.
- b. What is the best way to build our committees? Committees have to be people other than board members. Have enough people who can help so it's not such a burden. Road committee used to be 1, now it's 6.
- c. Roberts Rules Training? Is it necessary to use this method? (A previous president introduced this guideline as a tool to help our meetings run more efficiently and with less interruptions. It was never formally voted on to replace our governing policies.) (For convenience a guideline cheat sheet has been placed in front of our black book.)
- d. Review monthly emails as a board.

Dawn - This is an e-mail from a property owner: This is a chance for us to review. We will be transparent.

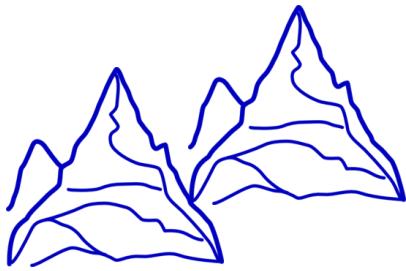
The annual vote for glen vista POA members that was held on October 18, 2025, is invalid! (I would like to remind everyone that just because something is viewed as invalid does not make it invalid.)

Adding people to the vote that are not members of the glen vista property owner's association is illegal. (For the record, we want to confirm that **no one** was added to the vote without first verifying their GVPOA membership status first)

adding property owners to the association without them annexing their property into the association is not allowed per CCIOA and state law. Furthermore, by counting votes after the meeting is adjourned is both illegal and against Robert's rule of order. (For the record, we confirmed with our ballot committee. **No** ballots were counted after the meeting was adjourned ensuring that the vote was legal and in full compliance with our policies. I would like to clarify that Roberts Rules are used **only as a guideline** to help our meetings run smoothly. They have never been formally voted on and they were never intended to replace our policies and bylaws)

I have already consulted this matter with my attorney, and he will be sending a formal complaint to your attorney. you must hold a new election within 60 days of the original election. (I'd like to note that there is no need for a new election. The election that was held was conducted legally and in full accordance with our established policies and bylaws.)

your budget did not pass, and Dawn White was not elected. You all love to spout Roberts rules of order but clearly (as usual) none of you have actually read them (For the record, despite the misinformation that has been circulated, the meeting and the vote remain valid. Both were conducted in



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accordance with our governing policies and bylaws, and **the results stand as official.**)

- e. What is the expectation of privacy? Ie: emails, covenant violations, etc? If we have to talk about them publicly, using names or addresses, we would have to have an executive meeting. Otherwise we have to leave out names or addresses.
- f. Water augmentation? Is there any accountability with the state for this? Many questions. We now have more info , after Yvonne met with the water dept. We need to get a committee organized to do this.
- g. **Karyn - Preparing for sending out newsletter and invoices for 2026 - Julia and I are discussing the newsletter. I have also asked Sangre for a copy of an invoice to see if there are any changes we want to make prior to the printing.**

7. Director's vote for positions for the next year. President? 1st Vice President? 2nd Vice President? Secretary? Treasurer? Vote to agree with current positions, motion Dawn stays 1st vice president , all agree to stay in their positions, all agree unanimously to the positions.

8. Adjournment; Dawn called for meeting to be adjourned, all approved