

January 8, 2026

# Glen Vista Property Owners Association, Inc.

93 Wendy Drive  
Cotopaxi, Colorado 81223

Board Meeting Agenda Glen Vista Property Owners Association

When: Thursday January 8, 2026, 4:30 pm

Where: Deer Mountain Fire Department<sup>1</sup>

## 1. Call to Order

Vice President Dawn called the meeting to order 4:30 start,

## 2. Roll Call of Directors

### a. Secretary

- i. Vice President Dawn - present
- ii. 2nd Vice President Karen - present
- iii. Treasure Karyn - present
- iv. Secretary Sue - present
- v. Director Julia - absent (Technical difficulties)
- vi. Director TJ - present (via teams)

## 3. Pledge of Allegiance

## 4. Approval of Minutes

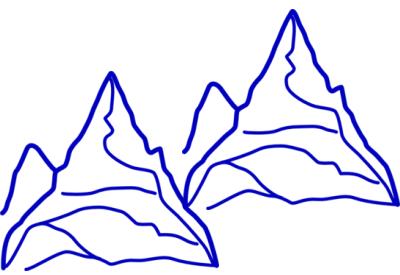
- a. Has everyone had a chance to read the minutes posted online? I'd like to make a motion to approve the minutes. Any Members wish to speak or comment? - None- Dawn moved for a vote, Karen 2nd, all approved.

## 5. Public Input

- a. Every property owner in good standing is allowed 3 minutes of input.
  - i. Speaker #1: Filings 1-8 Annexation and Where to find documents
  - ii. Speaker #2: Roads and Dues going up
  - iii. Speaker #3: Roads, General questions and Dues
  - iv. Speaker #4: Filings 1-8 Annexation, Roads and Dues going up
  - v. Speaker #5: Filings 1-8 Annexation and Questions for attorney
  - vi. Speaker #6: Filings 1-8 with Fremont and Wants more documentation
  - vii. Speaker #7: Filings 1-8 and Questions about paying road maintenance

## 6. Officer/Committee Reports

- a. **Financial Report** located on GVPOA website
- b. Budget Committee - To my knowledge, all emails relating to invoice concerns are answered.
- c. Amend the budget - wait for year-end report



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d. Treasurer - since the last meeting 11/13/25 (major expenses and bank information) 93 Wendy Drive  
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- i. Invoices - Rocky Mtn Exc. \$0
- ii. Sangre Solutions - Bookkeeper- \$901 monthly
- iii. Altitude Community Law - \$1,246 and \$782
- iv. SixU - \$780 annual fee
- v. HOAlife - \$685 monthly
- vi. Twin Lakes Res and Canal - \$0
- vii. Penrose Water District - \$1,725
- viii. Checking - 01/06/26 - \$51,770.64
- ix. Savings - 01/06/26 - \$27,241.07
- x. CD - 01/06/26 - \$10,938.93

Discuss moving money from checking to savings - still waiting on final year-end financial report but ended the year with \$15,000 - We **will wait until we get the final finance sheet from 12/2025.**

## e. Communications Committee

### i. Secretary

- 1. Explained how the POA FB site now works. The GVPO FB site is now for information purposes only.

## f. Small Claims, Status letters & Liens

### i. 2nd Vice President

- i. On January 1st, our new collection policy went into effect. This will allow us to move forward with collection on past due accounts.
- ii. On December 1st, we sent out over 150 delinquent invoices to members behind on their dues.
- iii. We have sent out 3 status letters.

## g. Roads Committee

- 1. Remember that this committee has a limited schedule during the winter season. No new information

## h. Covenant Compliance Committee

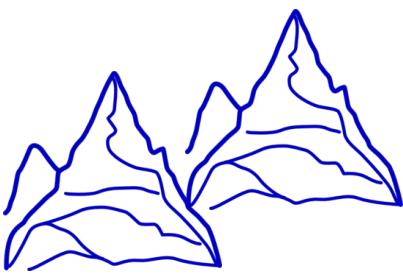
### i. Vice President

- 1. Met January 7, 2026 (see attached form)

## i. Wood chipping/Wildfire Report

### i. Vice President

- 1. Looking for an alternative woodchipper to work with the Fire Department.



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2. There is no update on the wildfire report.  
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## 7. Unfinished business

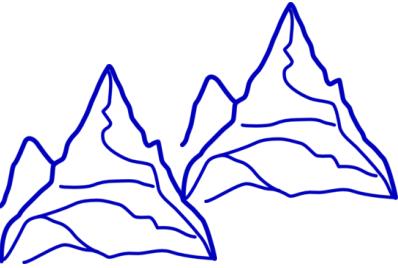
- a. Vice President
  - i. Discuss HOALife POA Management Platform.
  - ii. Bookkeeping Software
- b. Mailboxes
  - i. No updates at this time.

## 8. New Business

- a. **Executive Meeting information**
  - i. Tuesday, January 6, 2026, at 5:00
  - ii. Topics: Specific questions from delinquent members, Specific members e-mails, and Specific Legal questions
- b. **Board members online classes**
  - i. **We are working on having board members do monthly training classes. If property owners would like to attend, please contact the board.**
- c. **Details about possible new Bookkeeper**
  - i. **Bookkeeper - Second 61st – \$36 - \$40/hour**  
More utilized with bank deposits and any new member information they would do on their own through HOALife, our new management system software. Jan - April into June then taper off. Total cost with HOALife/online money system/bookkeeper would be between \$900 to \$1100 to replace the cost of Sangre Solutions
  - ii. I'd like to make a motion to move from Sangre Solutions to Second 61. Any members wish to speak or comment? -None- Dawn, I move to vote on. motion to switch, Karyn 1st, Karen 2nd, all approved
- d. **Discuss Move to QuickBooks online -**
  - i. **We need this to move forward with HOALife as well as updated information on payments. QuickBooks online - \$115/month (already included with the estimate above)**
  - ii. I'd like to make a motion to move to QuickBooks online. Any members who wish to speak or have comments? -None- Dawn - motion to approve Karen, 2nd Karyn, all approved.

## 9. Adjournment

- a. All approved; meeting ended at 5:45.



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## 01/08/2026 Questions/Answers Handout

### **⌘ We have a Dispute Resolution!**

Owners are invited and encouraged to email or meet with the board with their concerns. Spreading misinformation online is not helping our community.

### **⌘ Why no recording? (voted on by the board)**

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) Policy was adopted by the Board of Directors of the Association, April 26, 2025

### **⌘ Anyone disrupting the Meeting**, as determined by the chair, shall be asked to "come to order." Anyone who does not come to order shall be requested to immediately leave the meeting.

### **⌘ Why does it take so long to get a response from the board?**

Volunteer boards take time to respond because members juggle many roles (jobs, family), have infrequent meetings (often monthly), and need to coordinate approvals and responses, leading to delays from busy schedules, email overload, and process bottlenecks, rather than lack of interest. We are striving to do better in this area. On average, phone calls and emails may take 3-5 business days for a response.

### **⌘ Why was there no official notice about filings 1-8 & who voted on this?**

The obligation for filings 1-8 to be in the POA and pay dues has been present in the governing documents from the beginning. This already existed in the recorded documents, so no member or board vote was needed to be implemented. Before sharing this information with the community, the Board requested and waited for a formal written letter from our attorneys to ensure accuracy and clarity. We understand that some members agree and some members disagree. The board has to go by what is written in our documents.

### **⌘ Different property count**

We are currently transitioning to HOALife. We are auditing all accounts to get correct numbers.

### **⌘ How are members added to the board without a member vote? (Amendment 2004)**

If a director is unable to complete its term, the board will appoint, by majority of the board, a director to complete the remainder of the term. At each annual meeting, directors shall be elected to replace the directors whose terms have expired or to fill any vacancies. Section 2. effective September 10, 2004. **All 6 of our board members were elected by member vote or board vote.**

### **⌘ HOALife Management software? What does it add and why is it so expensive?**

1. Member Portal: Dues, account information, including payment history, possible pay online, covenant complaints, and communication. Access to community documents.
2. Covenant violation: enforcement with mailout or e-mail communication. Keeping records and photo evidence. Tracking repeat offenders.
3. Administration: Online forms, Digital reviews and online voting.
4. Potentially saving money: less mailouts, no bulk invoicing, billing back delinquent and covenant violators mailings fees and less updating accounts (saving money by not paying our bookkeeper to update members personal information, emailing invoices, printing invoices and labels) We will still mail out our required documents and mail out to members who request mail only.

### **⌘ Roads.**

The database is now available on the website.

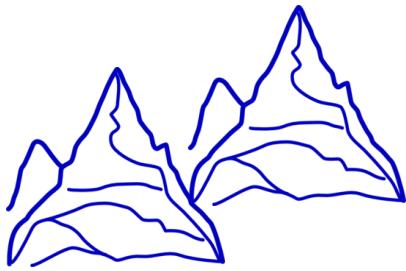
### **⌘ How can Board members attend by zoom?**

Our website under Covenants, By-laws, VIII. MEETINGS OF DIRECTORS (H) pg 4 (09/11/99)

### **⌘ Why has Facebook changed?**

We have been advised to keep our Facebook page professional. It protects the association from legal risk.

### **⌘ Our Attorneys are aware of members claiming that they have legal information and are giving legal counsel. We would like to remind our members to guard themselves from such misinformation. Refer to the Glen Vista Governing Documents.**



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GVPOA Covenant Committee  
Report Jan 2026

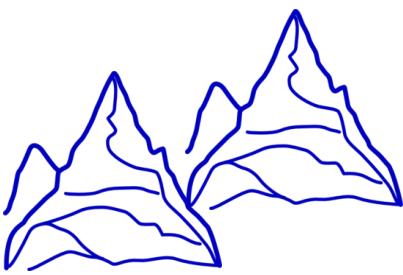
MINUTES: Start at 4pm end at 5:15pm

Committee Members: Please sign in for the record. **No sign in as this was the first meeting.**  
**Next meeting those committed will sign in.**

Dawn White - [Director4@GlenVista-Colorado.org](mailto:Director4@GlenVista-Colorado.org) 719.271.8889  
Craig White -

Propose regular meeting - 2nd Wednesday (OR the Wednesday just before the board meeting) of the month at the DMFS at 4pm? Starting in January 2026. **There were apx 12 people in attendance**

Communication will be through Email, GoogleChat or Phone. Please - NO Group Texts



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2026 Committee Meeting Schedule - All meetings will be at 4pm  
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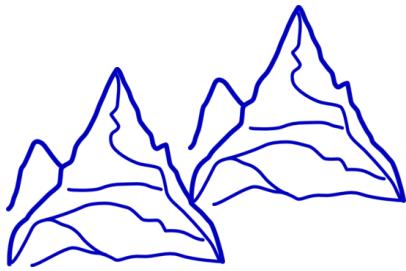
- January 7 @ 4pm
- February 11 @ 4pm
- March 11 @ 4pm
- April 8 @ 4pm
- May 13 @ 4pm
- June 10 @ 4pm
- July 8 @ 4pm
- August 12 @ 4pm
- September 9 @ 4pm
- October 7 @ 4pm
- November 11 @ 4pm
- December 9 @ 4pm

1. Call for Committee Members: Julia/Director 7 will post something on the website and FB page. **Meeting reminders will be done on FB. Once we have a committee, a calendar invite will be sent.**
2. Discuss HOALife POA Management System: **Invitations will be sent to those that provided an email address. Next Meeting we will take a look at the system.**
  - a. Privacy Policy - requested from Tom at HOALife. Do we need one specifically for the POA, too? - **Next time**
  - b. Training - I would be willing to do training on the software whenever. I'm only a novice and could certainly get everyone what they needed to get started. Now that all the properties have been uploaded, we are paying for the service, so we need to learn how to use ALL its parts. - **Next time**
3. Review the current "violations" status. Because our CC was hacked, the payment didn't go through. AS SOON AS the new CC is received, we will be able to get back into the system. **Ask the attorneys how far back on OLD violations and report on the next meeting.**
4. Create the responsibilities and purpose of the committee and same for the members of committee - **On going - next time**

## Commitment:

- 1hr meeting/month. Attend no fewer than 9 meetings per year either in person or Google Meet.
- Inspect/Follow-up - SUGGESTED covenant violations. ALWAYS in pairs for safety
- Participate in at least ONE Town Hall per year to review/evaluate covenants
- SUPPORT the POA with positive feedback, accurate messaging and ideas to get better and add more value to the POA members and our neighbors.
- Members are NOT expected to drive around and look for violations.

Using the existing guidelines of the ByLaws and other provisions understand the Standard Operating Procedure (SOP) for enforcing the covenants:



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The Process of execution and followup are where it all starts. The process will need to be reviewed and adjustments made  
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as we progress.

Covenants for each subdivision can be found at: <https://glenvista-colorado.org/covenants-and-governing-documents/>

Homework for February 2026: Please read the covenants and bring your questions/comments to the next meeting. The more familiar each of the committee members are with the covenants and the more agreement and understanding we have of the covenants, the easier it is to enforce the covenants. **At the next meeting Provide a list of what changes were made to the covenants by the attorneys claiming "NOT LEGAL"**

By-Laws can also be found at the same link:

Homework for March 2026: Read the By-Laws and bring your questions/comments to the next meeting.

Policies and Procedures/Governing Documents can be found at the same link:

Homework for April 2026: Read the By-Laws and bring your questions/comments to the next meeting

5. Schedule the covenant review process to include a quarterly Town Hall to include the owners. Monthly? Bi-Monthly - Maybe starting in 2nd Quarter - **next time**