

Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

February 12, 2026

Board Meeting Minutes for Glen Vista Property Owners Association

When: Thursday, February 12, 2026, 4:30 pm

Where: Deer Mountain Fire Department

1. Call to Order

- a. Vice President Dawn called the meeting to order at 4:30

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 - Present (Via Teams)
 - vi. Director TJ - Present (Via Teams)
 1. Quorum was met

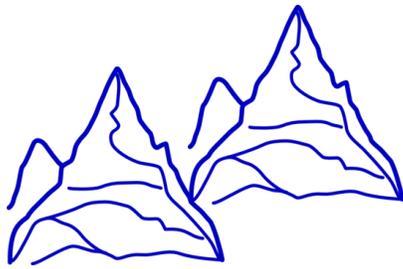
3. Pledge of Allegiance

4. Approval of Minutes and Agenda

- a. The previous board meeting minutes have been posted and therefore will not be read. I'd like to make a motion to approve the minutes, Dawn, moved for a vote, Karen 2nd, all approved. Yes
- b. Do we need to amend the agenda? No

5. Public Input

- a. Every Member in good standing is allowed 3 minutes of input.
 - i. Speaker #1: Doesn't agree with 1-8 being in the POA, will file complaints
 - ii. Speaker #2: Wants more proof for 1-8
 - iii. Speaker #3: No more lawsuits, people need to get along, 1-8 do your part.
 - iv. Speaker #4: Believes 1-8 paying is not ethical and wants road quotes.
 - v. Speaker #5: Wants better return e-mails and communication
 - vi. Speaker #6: Why the time and day of the board meetings? Who has met the 2 new board members? Wants road bids and more woodchips
 - vii. Speaker #7: By-Laws, Good Faith, Quorum numbers,
 - viii. Speaker #8: POA fees going up, roads need done
 - ix. Speaker #9: 1-8 wants more information, not legal filing information.



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6. Officer/Committee Reports

a. **Financial Report -12-31-25 – Is on the website for the public – may have to clear cache or delete history etc. I did...**

b. **Budget Committee -**

c. **Treasurer -** since the last meeting

- i. Invoices - Rocky Mtn Exc. - \$0
- ii. Sangre Solutions – Bookkeeper - \$304 final bill
- iii. Second 61st - \$0
- iv. Altitude Community Law - \$1,984 for January, \$5,298 for February
- v. SixU - \$80 for website update
- vi. HOALife - \$684.75 December 2025, \$679 January 2026
- vii. Twin Lakes Res and Canal - \$0
- viii. Penrose Water District - \$0
- ix. Office supplies - \$42.42
- x. Checking –2/11/2026 - \$85,243.55
- xi. Savings -2/11/2026 - \$27,241.07
- xii. CD - 2/11/2026 - \$10,956.52

d. **Communications Committee**

i. Secretary

ii. Julia: Finished updating the new information on the website and will continue to update as needed. You may have to clear cache or delete history, etc. to see updated information.

e. **Small Claims, Status letters & Liens**

i. 2nd Vice President

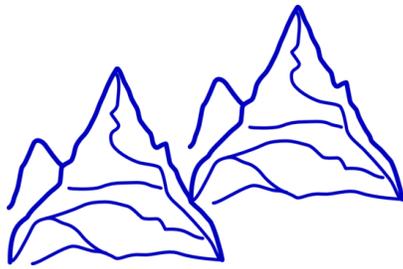
1. We sent out 1 status letter
2. We are changing and updating our software to HOALife, so I have limited access to updated account information. I hope to get back up and running by the first of next month.

f. **Roads Committee**

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

g. **Covenant Compliance Committee**

i. Vice President – See Committee Meeting Minutes



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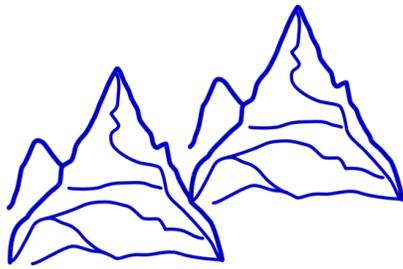
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- h. Wood chipping/Wildfire Report**
 - i. Vice President – See Committee Meeting Minutes
 - 1. Discuss Chipping Contractor

- 7. Unfinished business**
 - a. Vice President
 - i. Working on: HOALife – QuickBooks status? Final audit completion date?
 - b. Mailboxes
 - i. Jefferson is finding it difficult to complete this task since he does not live here full time and would like to pass this task to another willing community member. Dawn agreed to take this over.
 - c. Updated By-laws, Articles of Incorporation, Declaration of Covenants
 - i. By-laws and Articles of Incorporation are ready for a final read through before they are ready to present for a community vote.
 - ii. Have not started Declaration of Covenants – as we have been working on establishing a covenant committee.

- 8. New Business**
 - a. Treasurer
 - i. I initiated the order for a street sign for Sunset Trail with Colorado Barricade – Jonathan Gomez
 - ii. Details about purchasing monthly email and data back up to secure the POA files - cost is about \$7 a user - \$63 a month - \$756 a year – Purpose – to protect the email and all files that go into SharePoint and Disaster recovery. We are required to keep copies of this.
 - iii. I'd like to make a motion to purchase data backup? Any members who wish to speak or have comments about email and data backup? Dawn - motion to approve? Karyn 2nd? All approved. yes
 - iv. Update/amend the budget
 - v. I'd like to make a motion to update/amend the budget? Any members who wish to speak or have comments about updating/amending the budget? Dawn - motion to approve? Sue 2nd, all approved. yes

- 9. Adjournment**
 - a. All approved; meeting ended at 5:33



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02/12/2026 Questions/Answers Handout

€ **Changes in 2026**

We have been taking online classes and updating our procedures to stay compliant with CCIOA, and our governing documents. We have changed the way we do meetings, our minutes, allowing members to speak at the beginning of the meeting and asking members for input before a vote. We will continue to make changes as needed.

€ **Changes to meeting minutes.**

We want to remind everyone that POA meeting minutes are meant to be a legal document and record actions and decisions made by the board. They are not transcripts and do not include full discussions or personal opinions shared during the meeting. Our goal is to keep our records accurate, clear, and compliant as we continue improving our processes.

€ **Problem with board members?**

We have a Dispute Resolution! Owners are invited and encouraged to email or meet with the board with their concerns at an agreed upon time. The monthly meeting is not the appropriate time. Spreading misinformation online is not helping our community.

€ **Mistakes?**

We are volunteers and sometimes make mistakes. If you see an error, please let us know so we can correct it. Kindness, grace and communication help our community far more than negativity.

€ **Can we put billing 1-8 on hold or cease until it is clarified?**

Our Attorney has confirmed that every lot was validly annexed and made subject to the Declaration. While different methods were utilized, including protective covenants, annexation agreements, and supplementary declarations, each method is legally sufficient under Colorado law and authorized by the Association's governing documents. The review included verification, and every lot was included in at least **one** recorded annexation instrument. It is our duty as a board to go by our bylaws, policies, and covenants.

€ **Why did Dues go up?**

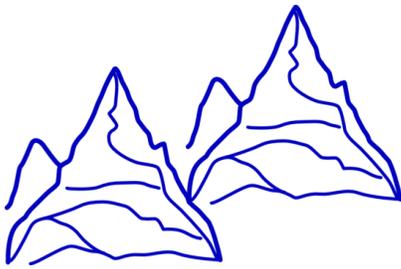
The Association's inability to afford to complete an affective facilitation of road maintenance throughout the community annually. The cost of updating Bylaws, Articles of Incorporation, Declaration of Covenants and policies, as well as investments in updated technology to help the board and members communicate and stay connected more efficiently, and the rising costs across the board over the last year.

€ **Roads**

Our goal is to have affective facilitation of road maintenance every year. Installing culverts, which we lack many, is also essential to prevent washouts and protect the work we complete. The roads database is now available on the website.

€ **Members disputing being part of the POA/Could not find documents with Fremont County?**

For years the board and members knew that filings 1-8 were in the POA and bound by the covenants but believed that they did not have to pay dues. The only difference now is that our attorney has confirmed that



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there is and never was anything in our governing documents to support that. [Our original filings 1-16 documents are on our website.](#)

€ **Why does our website have incorrect information on it?**

We understand that some members are still seeing old information on the website. We are working to get that fixed. Until then, make sure to clear your CACHE. We would not want you to miss important updates. We are sorry for the inconvenience.

€ **Why can't we just pay for road maintenance?**

It is not in our governing documents.

GVPOA Covenant Committee Minutes Feb 11, 2026

Agenda: Start at 4pm end after 5pm

Committee Members: The following were added to the Calendar Invite by request

Dawn White - Director4@GlenVista-Colorado.org 719.271.8889

Craig White -

Ken Lambert -

Richard Fesker -

Karen Nichols -

2026 Committee Meeting Schedule - **All meetings will be at 4pm**

February 11 @ 4pm

March 11 @ 4pm

April 8 @ 4pm

May 13 @ 4pm

June 10 @ 4pm

July 8 @ 4pm

August 12 @ 4pm

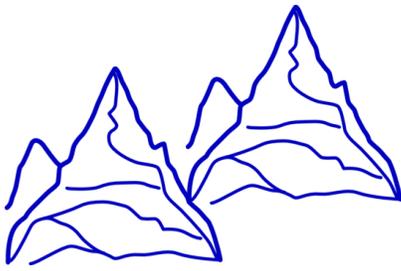
September 9 @ 4pm

October 7 @ 4pm

November 11 @ 4pm

December 9 @ 4pm

1. Discuss HOALife POA Management System: Invitations will be sent to those that provided an email address. Invitations were not sent because QuickBooks has not been connected, yet. Once that is complete and the property audit is complete, the invite will be sent. **It was decided that the invitations would be sent without the audit to allow the committee to review.**



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- a. Privacy Policy - requested from Tom at HOALife. Do we need one specifically for the POA, too? <https://www.hoalife.com/legal/privacy-policy> Once the HOALife Tab is live on the website, this will be posted at that location.
 - 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**
2. Review the current "violations" status. Ask the attorneys how far back on OLD violations and report on the next meeting. **There is no limit to how far back we can go. Nothing was decided this time – Next Time**

Project Wildfire
Committee Report
Feb 2026

Committee Members: Dawn White - Chairman:

Proposed meeting to be quarterly - Waiting to hear from David McNitt on availability. **Sounds like weekends are best for him. We will get together by the end of the quarter.**

Community Wildfire Protection Plan (CWPP) -

Marcus is getting w/Mykel to find out how to move the Fremont County CWPP forward. Is there anyway we can help. **Fremont County will be updating the County CWPP – YAY. Once that has been completed, we can add an appendix for just the neighborhood.**

He also suggested that I work with the DMFPD Board to get the [SAM.gov](https://sam.gov) number working. Whoever is writing their grants should be able to help me. **NO ACTION**

Marcus offered to man the Fremont County Chipper. So, we would pay them instead of the Tree Wise people. **DISCUSS THIS AT THE NEXT BOARD MEETING**

Colorado State Forestry Update: Stuart Roach no longer has an email. I've contacted Shay Hoog for an update. **Apparently, Shay Hoog is no longer the contact. Back to square ONE.**

BLM Update: Contact David McNitt. I've reached out for an update on the new date for BLM mitigation in the area. **Still waiting on the updated schedule.**

REALTOR Project Wildfire: Getting prepared for the 2026 legislative season.

Wildfire Awareness month is May. Maybe we can do something in partnership with the FD.