

Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

March 12, 2026

Board Meeting minutes for Glen Vista Property Owners Association

When: Thursday, March 12, 2026, 4:30 pm started at 4:35

Where: Deer Mountain Fire Department

1. Call to Order

- a. Vice President Dawn called the meeting to order at 4:35

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
 - vi. Director TJ - absent
 1. 5/6 present - Quorum was met

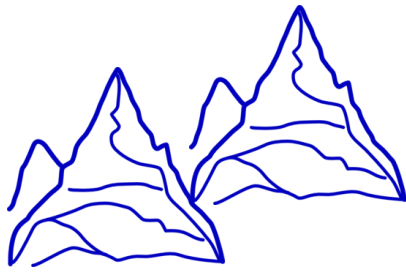
3. Pledge of Allegiance

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 2nd Karyn, all approved.
- 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: Read a letter opposing being part of POA
 - ii. Speaker #2: Growth in the community
 - iii. Speaker #3: Wants Woodchips and Names in Minutes
 - iv. Speaker #4: Dues going up and Lawsuits hurt everyone.
 - v. Speaker #5: Not happy about email, spending too much on lawyer
 - vi. Speaker #6: Thinks we got wrong information from lawyer.
 - vii. Speaker #7: What are dues for? Everything is the same.
 - viii. Speaker #8: Wants dues reduced for lawyer fees
 - ix. Speaker #9: Believes we have a few conflicts of interest
 - x. Speaker #10: Can't afford paying dues so they wont



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

- xi. Speaker #11: Cost of everything going up. Be proud of the community.
- xii. Speaker #12: Income gone. I can't afford to pay.
- xiii. Speaker #13: Monthly accounting, Reserves questions about past annex.

6. **Officer/Committee Reports** - Talk about another reserves/savings for roads annually for rainy season and unexpected fixes due to weather in the Fall. Look into this?

a. **Financial Report** – Due to the upgrading from QuickBooks Desktop to QuickBooks Online and change in bookkeepers – I do not have one this month but would expect to have it next month.

b. **Budget Committee** – Dates are on the website for the meeting. July 11th

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

- i. Invoices - Rocky Mtn Exc. - \$0
- ii. Second 61st Bookkeeper - \$0
- iii. QuickBooks - \$57.50
- iv. Altitude Community Law - \$920
- v. SixU Website - \$0
- vi. HOAlife - \$679.55
- vii. Email and SharePoint Backup - \$0
- viii. Office Supplies - \$0
- ix. Twin Lakes Res and Canal - \$88
- x. Penrose Water District - \$0
- xi. Checking -\$140,023.16 3/12/2026
- xii. Savings - \$27,241.07 3/12/2026
- xiii. CD - \$10,964.47 3/12/2026

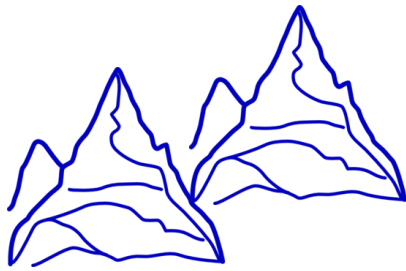
d. **Communications Committee**

i. Secretary

- 1. I want to refresh some rules of our roads: Public Safety
The weather is getting nicer, people are starting to go walking, dog walking. Kids are out playing.
- 2. concerns; Older people can't get out of the way as quickly.
Rocks getting kicked out from tires and hitting someone.

Don't forget the dust, can't see or breathe with heavy dust.
Horseback riders

Yes, horses are allowed in GV, yes horses are allowed on our public road, but this isn't a true horse community. Many people don't understand horse safety.



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

1. Cars; stay to the left at least 10 ft if possible. No honking, or revving of engines, SLOW DOWN! Any of these actions could cause a horse to panic.
2. Riders; stay as far to the right as possible. Go in the same direction as traffic. The same rules apply as if you were a bike rider. This is Colorado Regulations.

ii. Julia

1. Added instructions for old information – to clear cache and get the latest changes
2. A bunch of website updates – wood chipping dates etc
3. Added the original Articles of Incorporation

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

i. 2nd Vice President

1. I sent out Late payment Invoices in January, and we have received 2 checks from members that have been past due for years. I will be removing the Liens from these properties.
2. I am sending 20 late payment invoices out tomorrow and will follow up next month with the certified letters.
3. We have received and sent back 3 Status letters for new property owners.

f. **Roads Committee**

- i. Remember that this committee has a limited schedule during the winter season.
- ii. Ward Thorne on Road Bid Information to date.

g. **Covenant Compliance Committee**

i. Vice President

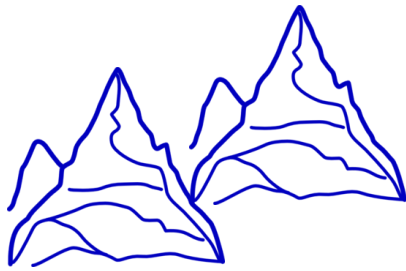
- a. HOALife properties handled
- b. Change the Covenant policy from 10 days to 30 days
- c. The joining letter that set rules – people are looking over it

h. **Wood chipping/Wildfire Report**

i. Vice President

7. **Unfinished business**

- a. We have integrated our QuickBooks data to HOALife and we will be doing some testing on it in the next few weeks. The bookkeeper had to put in lots of hours to



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

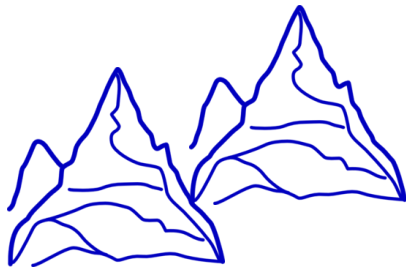
get all the properties updated in QuickBooks live. We will see if any changes need to be made before going live with all members. This will give every member their own Portal so they can communicate, see and pay their invoices, report covenant violations, and see their covenant violations. This will also help the POA be in compliance with Colorado Laws.

- b. Mailboxes
 - i. No updates at this time.
- c. Street Sign – Sunset Trail – Found and will get it put up
- d. Email/SharePoint backup – Plan to have it set up in the next couple of weeks. This will help keep us compliant with updated Colorado Laws.
- e. Updated By-Laws, Articles of Incorporation – we went through them for the 2nd time, need to send it to the lawyers and ask for the Updated version of the Declarations of Covenants.

8. New Business

9. Adjournment

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



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

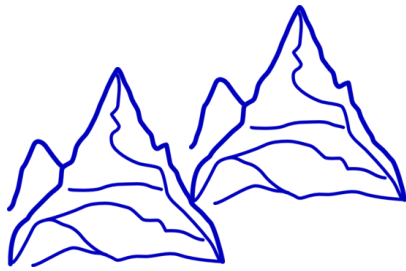
03/12/2026 Questions/Answers Handout

- **AI**
We've seen the inaccurate AI posters going around to stop "**the annex**". Before relying on them and losing money, please run the information back through an AI tool and ask whether it's correct – including the questions: "How do you stop an annex that occurred in the 70s and if I take this to court will I win?" Ask AI to see whether it believes your property is in the POA, take the original covenants for your filing and the original Articles of Incorporation from our website and ask an AI tool to review them together. AI isn't perfect, but it can give helpful background on how POAs are formed and why these 2 documents determine membership.
- **Properties in 1-8 that have not been paying are not in the POA and want more proof?**
Our Attorney has confirmed that every lot was validly annexed in the 70s and made subject to the declaration. We are not attorneys, and property owners are always free to seek your own legal counsel at their own expense. It is our duty and in the best interest of our community to go by the governing documents. The documentation is available on the GVPOA website. We are continuing to gather information from other resources so that we can do what is best for our community.
- **Return e-mails, communication**
We make sure every email and phone call with a question receives a response. When someone shares a statement or opinion, we appreciate the input, but we won't engage in back-and-forth debates. Our goal is to keep conversation respectful, helpful, and focused on supporting our community.
- **Time and day of board meetings**
In the past, board meetings and committee meetings were held at different locations and times not allowing property owners to attend. When the board realized that wasn't compliant with our governing documents, we moved to a consistent meeting place and time that works for the board and allows members to attend if they wish. We kept our annual owners meeting on a Saturday in October to make participation easier. **Note:** We have not heard from the Fire department about these hourly charges, but we have no problem paying our part to have open meetings and stay compliant with our governing documents.
- **Roads**
Our website includes a database showing which roads were completed in 2024 and 2025. We have searched our records on computers, invoices and even reached out to the previous road company, but we have not been able to locate documentation for detailed work done before 2024. If your road shows as "not done," it simply means we do not have records prior to 2024—not that the road was never maintained. The POA is a corporate organization and is not required to get 3 bids. The POA can build relationships with contractors doing quality work and choose from those contractors year after year. Bids were put out in 2024, and our current road contractor was the only one to respond. There are not many options for road contractors willing to work on our roads. Four bids have gone out in 2026, and we should have that report available next month. The following are CCIOA statutes to help explain the laws about selecting contractors. NOTE: We are aware of the mistake on the roads spreadsheet, and it will be corrected when the roads committee starts back up.

Statutes Title 38, Article 33.3 — primary state law governing homeowners' associations in Colorado. The statute sets out

governance, financial, records, meetings, budgeting, and other rules for common interest communities.

However: **There is *no specific CCIOA section* that requires three bids**



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

- CCIOA does **not** include a provision that mandates three competitive bids or a particular dollar-amount threshold for HOA contracts.
- The statute does contain general governance and fiduciary principles that inform how boards must manage association affairs (e.g., duty of good faith under **C.R.S. § 38-33.3-113**), but it does **not** require HOAs to obtain a set number of bids for expenditures under a specific dollar amount.

Relevant Statutory Sections (for general board duties — *not specific bidding rules*)

Here are CCIOA sections related to overall governance and financial obligations (which generally influence how boards make procurement decisions):

- **C.R.S. § 38-33.3-113** – *Obligation of good faith* (boards must act in good faith in managing association affairs).
- **C.R.S. § 38-33.3-302** – *Powers of the unit owners' association* (broad authority to manage, but no specific bidding rules).
- **C.R.S. § 38-33.3-303** – *Executive board members' powers and duties* (fiduciary duties, access to information, etc.).

What does govern competitive bidding requirements? Because CCIOA itself does **not** impose a three-bid or dollar threshold rule:

- **Your association's governing documents (e.g., CC&Rs, bylaws)**
- **Board-adopted procurement/spending policies** are the typical sources that set specific bidding requirements, including whether three bids are required for certain expenditures.

• **Board members attending by Teams online**

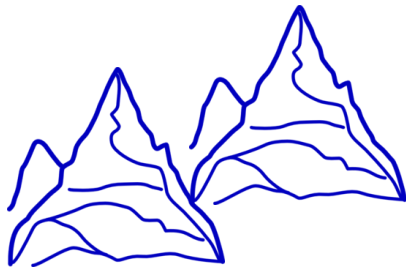
Our governing documents allow board members to attend meetings either online or in person. This flexibility makes it possible for more property owners to serve on the board who might not otherwise be able to participate. There is no requirement that board members attend in person simply for introductions. As soon as their schedules allow, they will attend a meeting in person.

• **POA fees and why we are spending more on software**

In the past, board members used their own personal computers. With the heavy board turnover some board members refused to turn over their files when leaving, and others gave a thumb drive with information. Due to this method, we have lots of missing data. Two years ago, the board purchased Chromebooks and software, so that POA information can be preserved and saved. Colorado laws continue to change, and POAs are now required to keep more records than in the past, like emails, letters, invoices, and meeting minutes. To stay compliant with Colorado laws, we need an organized filing system with reliable backup for files and emails. HOALife will help us track communication between the board and property owners and help keep detailed communication for covenant violations and past due accounts. These updates strengthen transparency and keep our community in compliance with good record keeping.

• **Good Faith**

- Acting Honestly and Without Hidden Motives
 - Make decisions based on facts, governing documents, and what benefits the association.
 - Don't use the position for personal gain or to settle personal disagreements.
- Following the Governing Documents
 - Rely on the bylaws, covenants, policies, and state laws (like CCIOA) when making decisions.
 - If an attorney or expert tells the board something is out of compliance, acting in good faith means correcting it.
- Being Informed Before Voting
 - Take time to understand the issue.
 - Ask questions, review documents, and make sure you know what you're voting on.
- Treating Members Fairly
 - Rules are applied consistently to everyone.
 - Decisions aren't based on favoritism, personal relationships, or pressure from individuals.
- Using Reasonable Judgment



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

- You don't have to be perfect — but you do have to be reasonable.
- Courts recognize the “business judgment rule,” which protects board members who make informed, honest decisions even if the outcome isn't perfect.
- Working for the Community, Not Yourself
 - Every action is taken with the goal of protecting property values, safety, and the long-term health of the association.

GVPOA Covenant Committee Minutes March 11, 2026

Agenda: Start at 4pm **ended 5:20**

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 - **Absent**

New Attendee: Tony Roegner -

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

~~March 11 @ 4pm~~

April 8 @ 4pm

May 13 @ 4pm

June 10 @ 4pm

July 8 @ 4pm

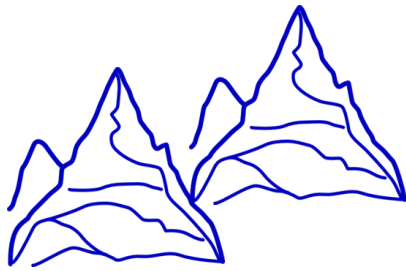
August 12 @ 4pm

September 9 @ 4pm

October 7 @ 4pm

November 11 @ 4pm

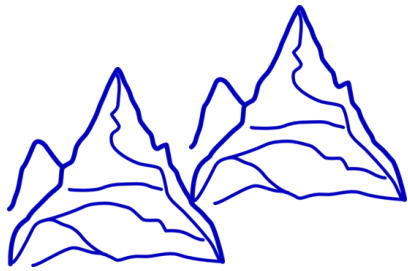
December 9 @ 4pm



Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

1. Discuss HOALife POA Management System: Invitations will be sent to those that provided an email address. YAY! Invitations were sent – **NOT REALLY. I had hoped they would have been sent by the time I copied the agenda. We are so VERY VERY Close.**
 - a. Privacy Policy -
 - i. 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.
 - ii. The members of the committee will also need to sign a Privacy/non-disclosure type document. Proposed Agreement Attached. **Please bring your feedback to the next meeting or email me @ Director4@GlenVista-colorado.org**
 - 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. At the April Meeting, after everyone signs the Agreement AND HOALife is up and running, we will review the violations currently in the system and any that have not been addressed and determine where to go from there– **Next Time**
3. Create the responsibilities and purpose of the committee and same for the members of committee - Included in the Proposed Agreement Attached.
4. **Create the TIMELINE and step by step process. On going - next time**
 - a. All Complaints will be reviewed by the committee at the NEXT monthly meeting.
 - b. Should the complaint be deemed a violation, the Warning Letter will be sent by email and US Postal Service to the mailing address in HOALife. Warning Letter allows 10 days to resolve the violation. **It was proposed that this should be 30 days, too. The letter needs to be FRIENDLY, with a tone of how can we help.**
 - i. Violation will be assigned to a committee member.
 - c. Upon expiration of the Warning Letter - 10 day/30 day (proposed) period, if the owner has not responded or resolved the violation the Initial Letter for a Violation will be sent by email and US Postal Service to the mailing address in HOALife. Initial Letter for Violation allows 30 days to resolve the violation.
 - i. Assigned committee member will follow up w/owner.



**Glen Vista Property Owners
Association, Inc.**

93 Wendy Drive
Cotopaxi, Colorado 81223

- d. Upon expiration of the Initial Letter of Violation – 30 day period, if the owner has not responded or resolved the violation:
- i. Process to Cure
 - ii. Violation Cured
 - iii. Failure to Cure

Options will be assessed by the committee and next steps taken as defined in the Covenant and Rule Enforcement Policy

Other considerations: Received letter; Determination letter

How does the Policy get changed from 10 days to 30 days?

Photos should be included as often as possible

Visual inspection from the road – no trespassing – no assistance such as telephoto, drone, no zoom

Single property owner voting on the committee

Provide your feedback on the letters. They can be changed.