

Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

May 14, 2026

Board Meeting Minutes for Glen Vista Property Owners Association

When: Thursday May 14 ,2026 4:30 pm

Where: Canon City, The HIVE

1. Call to Order

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

2. Roll Call of Directors

- a. Secretary
 - i. Vice President Dawn - yes
 - ii. 2nd Vice President Karen - yes
 - iii. Treasure Karyn - yes
 - iv. Secretary Sue - no - but arrived shortly
 - v. Director Julia - yes - online
 - vi. Director TJ - no
 1. Quorum was met

3. Pledge of Allegiance

4. Approval of Minutes and Agenda

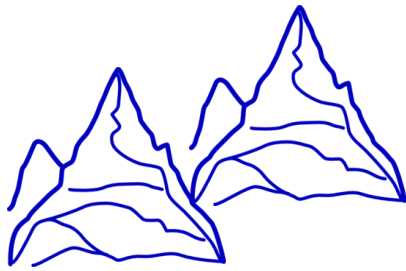
- a. The previous board meeting minutes have been posted and therefore will not be read. I'd like to make a motion to approve the minutes. Dawn moved for a vote, Karyn 2nd, all approved.
- b. Do we need to amend the agenda? No

5. Public Input

- a. Every POA member in good standing is allowed 3 minutes of input.
 - i. Speaker #1: Really wants more paperwork about 1-8 annex.
 1. The board had a small discussion about having to rely on our Attorney and that we believe they are correct. The board stated we are not attorneys, and we rely on them. At the bottom of the handout is why we are supporting our attorney.

6. Officer/Committee Reports

- a. **Financial Report** - The year-to-date financial report and spending report since the last board meeting February 12, 2026, have been printed out and will be attached

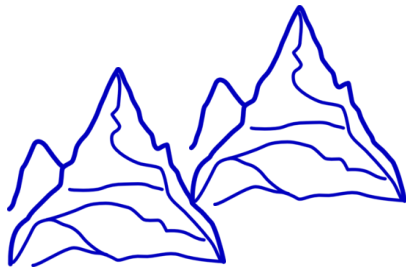


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to these minutes. NOTE: the financial report – the 2nd column reflects the budget to date, not the 12 months budget.

- b. **Budget Committee** – Planning on meeting Saturday, June 13, 2026. Looking for more volunteers for the budget committee.
- c. **Treasurer** - \$146,400 Unpaid to date, \$50,600 passed dues balances = \$95,800 due for 2026 dues as of 5/12/26
- d. **Communications Committee**
 - i. Secretary
 - 1. No updates
 - ii. Julia
 - 1. Added updates to the website on April 11 and April 28
- e. **Small Claims, Status letters & Liens**
 - i. 2nd Vice President
 - 1. We have removed 2 liens and are working on removing 6 more.
 - 2. We have mailed 20 past due letters offering payment plans to members with a past due account of more than \$700.
- f. **Roads Committee**
 - i. 4 Bids went out
 - 1. Rocky Mountain Excavating
 - 2. Currant Creek Partnership in Canon City
 - 3. Rhoades Construction
 - 4. KW Sons Excavating
 - ii. Rocky Mountain Excavating is the only company to responded with a quote
 - iii. **Vote**
 - 1. 3-year contract with Rocky Mountain Excavating. Motion made to approve a 3-year contract. Is there anyone who would like to speak about this? 1 member asked about the amount of the contract and was answered explaining that the amount is what is budgeted in the budget. Board members asked about adding culverts and were answered explaining that the goal is 4 culverts or more this year. Karen Moved for a vote. Karyn 2nd, all approved
- g. **Covenant Compliance Committee**
 - i. Vice President



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1. Attached Covenant Committee Minutes

h. Wood chipping/Wildfire Report

i. Vice President

1. Wood chipping signs are out. June 6, 2026, July 18, 2026, and September 12, 2026. All information is on the website in Up Coming events.
2. Due to liability concerns regarding wood chips, they will no longer be available at GVPOA property– Wise Tree Service has offered that anyone who wants wood chips may go to Wise Tree Service at 151 CO RD 241 Westcliffe, CO 81252. Please call first to make sure they are available – 719-429-2866.

7. Unfinished business

a. Mailboxes – Parcel boxes to be installed at Blazing Saddle Location

1. Vote to spend \$2,228.77 with tax and shipping. We will need extra money for concrete, too. <https://a.co/d/00orPLwx> Is there is anyone who would like to speak on this? - None. Dawn moved for a vote Karen N 2nd, all approved.

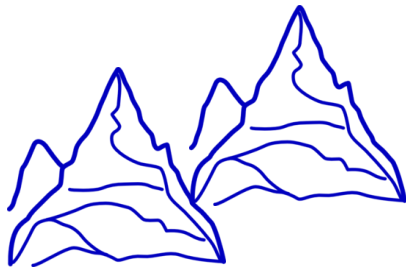
b. Article of Incorporation and By-laws – 2nd edits have been sent back to the lawyer.

8. New Business

- a. With all the new Colorado laws, the POA is Looking into a management company. More to come.

9. Adjournment

- a. All approved; meeting ended at 5:15



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GVPOA Covenant Committee Executive Meeting - Agenda May 13, 2026

Agenda: Start at 4pm **end at 5:25pm**

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

Dawn White - Director4@GlenVista-Colorado.org 719.271.8889

Craig White - Not able to attend

Richard Fesker - **Yes**

Karen Nichols - Yes

Tony Roegner - Also sent a text to be sure he got the information. **He did not show up again, so he will be removed until he requests to join again.**

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

May 13 @4pm. Board meeting will be at The Hive in Canon City

June 10 @ 4pm

July 8 @ 4pm

August 12 @ 4pm

September 9 @ 4pm

October 7 @ 4pm

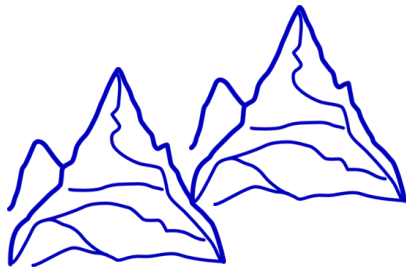
November 11 @ 4pm

December 9 @ 4pm

1. Discuss HOALife POA Management System: The system appears to be working.

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. **Confirm this is on**



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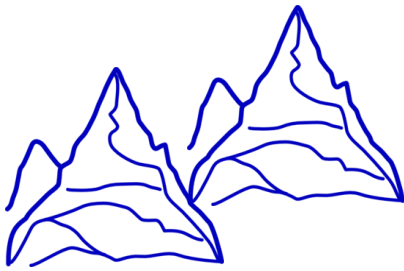
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the website – Get it added to the FAQ AND we need to make the “HOA LIFE Login” easier to find.

- ii. The members of the committee will also need to sign a Privacy/non-disclosure type document. Proposed Agreement Attached. **Need Craig to sign**
 - 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 in its parts. **Does everyone have the mobile app for inspections? AND is everyone logged in on HOA Life as an Inspector (Craig)**
 - c. **HOA Life Questions:**
 - i. **How do we get violations to the next step w/2nd notice**
 - ii. **How do we remove the “pinned as note” items removed from the “suggested violation” list**
 - iii. **How do we make notes on the violations, maybe as part of the reinspect process?**
 - iv. **When using the App, what happens when the note is changed when “repeating” the inspection?**
2. Review the current “violations” status. **The group decided to start fresh and move forward from here. Do we want to drive around the neighborhood? The filings were distributed.**

We will be driving our route each quarter and reporting covenant violations. For next time, it is important to just understand your route and if you find any violations, great.

3. **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. We may need to change the Policy and Procedure for this.
 - i. The person filing the complaint will receive a letter stating that their complaint has been received – attached.
 - 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. Change this to “30 days to resolve or communicate” with the POA
 - i. Violation will be assigned to a committee member. **Maybe by filing?**
 - c. Upon expiration of the Warning Letter - 30-day 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.



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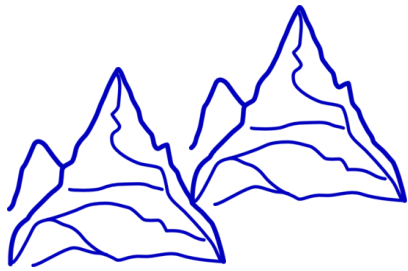
- i. Assigned committee members will follow up w/owner. **Maybe by filing?**
- d. Upon expiration of the Initial Letter of Violation – 30-day period, if the owner has not responded or resolved the violation:
 - i. Process to Cure
 - ii. Violation Cured
 - iii. Failure to Cure

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

- 4. **Review the current covenants and begin to find the problem properties and problem covenants. Discussed how to help property owners with resources needed to clean up some of these properties and those where other people have disposed of vehicles, etc. Also, possible focusing on certain covenants each quarter just to give the group some direction.**

05/14/2026 Questions/Answers Handout

€ **April Board Meeting**



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Thank you for your patience while the board addressed the recent threatening emails. We are aware that a police report that the board filed is circulating; however, the front page does not include the full context provided in the attachments. Please refrain from drawing your own conclusions based on **incomplete** information.

€ **Social Media**

We use email backup software that automatically archives a copy of every email received. Claims that emails are being deleted or ignored are factually **incorrect**. We have a backup to prove this. Please stop spreading false information. NOTE: We will not debate your opinion.

€ **Board Meeting**

A board meeting is a business meeting conducted by the board; for the board. Its primary purpose is to allow the directors to discuss association business and cast official votes. While we welcome POA members to attend and provide input during designated times, the meeting is held to ensure the board can efficiently conduct work of the association. The Member's Meeting is scheduled for October on Saturday.

€ **Properties in 1-8**

Glen Vista has always known that all filings were in the POA. Our Attorney has confirmed that every lot was validly annexed using the plat maps, covenants, and articles of incorporation in the 70s and made subject to the declaration. This is not a forced annex; it is an annex that happened before you bought your property. We are not attorneys, and 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 and HOALife.

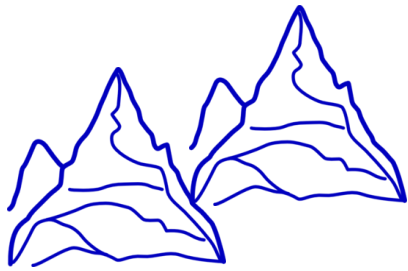
● **Conflict of interest**

According to our governing documents and CCIOA, holding a real estate license is not a conflict of interest. A conflict only exists if a board member stands to gain a private financial benefit from a specific transaction.

- General Decisions: Matters like adjusting dues affect all owners equally and do not provide a unique benefit to a real estate business.
- Recusal: If a specific topic ever poses a potential conflict, the board member simply discloses it and abstains from that vote, as required by law.

● **Roads**

Our website includes a database showing which roads were improved in 2024 and 2025. Bids were put out in 2024, and our current road contractor was the **only** one to respond. Four bids to KW Sons Excavating, Rocky Mountain Excavating, Rhoades Construction, and Currant Creek Partnership have gone out this year in 2026, and only Rocky Mountain Excavating responded back with a quote. Because we rotate what roads are improved on, it might look like they are staying



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the same. The POAs responsibility is to ensure our roads remain safe and passable. Our Policy focuses on functional maintenance and accessibility.

- **Attorney Fees**

We have spent extra money on legal fees due to updating our governing documents, asking legal questions about being in compliance with our existing documents, and getting more accurate information on how properties were added into the POA. This year we expect to update the bylaws. We are stretching out our updated documents, so we don't spend too much on legal fees in one year. We have learned and updated many aspects including board meetings, members meetings, meeting minutes, board votes, compliance software, email backup, collection policy, covenant policy and budget. The **misinformation** that this is not needed is far from the truth.

- **Minutes**

To encourage open dialogue, we have moved to "content only" minutes. By removing speakers' names from the records, this allows members to speak freely and cuts down the targeting harassment with different opinions online and on Facebook.

- **POA Dues**

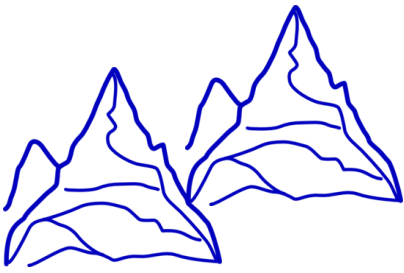
In the past ¾ of Glen Vista Properties has been paying the bills for all of Glen Vista. Now that our attorney has confirmed that our POA was always set up to be 100% participation. This will help our community move forward because everyone is doing their part.

- **NOTE: GVPOA Board Position Statement - Date: May 12, 2026**

Subject: **Formal Position** on Property Inclusion and Community Standards

It is the official position of the GVPOA Board of Directors that all properties within the community were intended and included in the association's activities and governance. **This stance is supported by the following core principles:**

1. **Universal Covenant Obligation:** There is a consensus among property owners that all residents within "Glen Vista" are subject to the established community covenants.
2. **Founder Intent for Cohesion:** We believe the original founders intended to develop a unified community governed by a single set of standards. This cohesive environment is only sustainable if all properties participate in the POA and contribute to their associated dues.
3. **Community Naming Conventions:** Had the founders intended for specific sections to operate under different regulations, the community's naming structure would likely reflect that distinction—for example, using a title such as "Glen Vista Estates" to delineate a separate area.



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4. **Collective Responsibility for Infrastructure:** The subdivision's obligations, including road maintenance (safety and passable), covenant enforcement, and water augmentation for filings 9-16, require collective support. It is a fundamental necessity that these essential services be funded by the entire property owner base to ensure the community's viability.

The Board remains committed to upholding these standards to protect the integrity and fiduciary health of the association.

1 – 16 Filing Breakdown Paying vs Nonpaying And Road Mileage

Filings 1 - 16	Total Members 1154 (% 1 - 8 revenue)	Paying/% 858	Non- paying/% 291	% not paying (291)	Road Mileage (% filing 1 – 8)	Total % of paying lots to revenue/% of roads
1	52 – 8%	29 – 56%	23 – 44%	8%	3 mi – 10%	3% / 5%
2	20 – 1%	5 – 25%	15 – 75%	5%	2 mi – 6%	1% / 4%
3 – 1 exempt	28/27 - 3%	12 – 45%	15 – 45%	5%	2 mi – 6%	1% / 4%
4 – 1 exempt	63/62 - 7%	25 – 41%	37 – 59%	13%	1.6 mi – 5%	3% / 3%
5	172 – 24%	92 – 53%	80 – 47%	27%	5.9 mi – 19%	11% / 11%
6	100 – 14%	53 – 53%	47 – 47%	16%	4.5 mi – 14%	6% / 8%
7	133 – 25%	93 – 70%	40 – 30%	13%	6.4 mi – 20%	11% / 11%
8	102 – 18%	68 – 67%	34 – 33%	12%	6.3 mi – 20%	8% / 11%
670 w/2 exempt properties					31.7 mi 57% Road Mileage (% filing 8-16)	
9	9 - 2%	Utilizes	Filing 8 & 10		0 mi – 0%	1% / 0%
10	42 – 9%	Goes thru	Filing 8		1.7 mi – 7%	5% / 3%
11	75 – 16%				3.8 mi – 16%	9% / 7%
12	146 – 30%				6.6 mi – 28%	17% / 12%
13	26 – 5%				.7 mi – 3%	3% / 1%
14	70 – 15%				5.7 mi – 24%	8% / 10%
15 – 3 exempt	17/1 - 3%				.5 mi – 2%	2% / 1%
16	99 – 20%				4.9 mi – 20%	11% / 9%
					23.9 mi 43%	
484 w/3 exempt properties					55.6 mi POA 5.6 mi County 61.2 mi total	

2026

1 – 8

670 total member – 291 nonpaying and 2 exempt properties = 377 paying properties in 1-8

377*198.25 = **\$74,740.25 44%**

668*198.25 = \$132,431- should be money taken in. **Difference/loss of \$57,690.75 for 2026**

9 – 16

484 – 3 exempt properties

481 * 198.25 = **\$95,358.25 56%**

Property Assessment & Infrastructure Report (2026)

Executive Summary

This report details the membership and financial contributions across 16 Filings. The data highlights a significant imbalance: Filings 9–16 generate the majority of revenue and manage a substantial portion of the road network, while Filings 1–8 see nearly half of their members (44%) in a non-paying status.

Membership & Revenue Breakdown

- **Total Members:** 1,154
- **Paying Properties:** 858
- **Non-Paying Properties:** 291
- **Exempt Properties:** 5

Sector	Total Properties	Paying Units	Revenue (at \$198.25/ea)	Revenue %
Filings 1–8	670	377	\$74,740.25	44%
Filings 9–16	484	481	\$95,358.25	56%
TOTAL	1,154	858	\$170,098.50	100%

Infrastructure Overview

The Property Owners Association (POA) is responsible for a total of **55.6 miles** of road (excluding 5.6 miles of County Road).

- **Filings 1–8:** 31.7 miles (57% of POA roads)
- **Filings 9–16:** 23.9 miles (43% of POA roads)

The Inequity of Disproportionate Funding

The current financial structure reveals a stark inequity between the two primary sectors of the community. While Filings 1–8 contain 57% of the total road mileage and the largest number of total lots, they contribute only 44% of the total revenue due to a high volume of non-paying members (291 total). In contrast, Filings 9–16 maintain nearly 100% payment compliance (excluding 3 exempt properties), providing 56% of the association's total funding despite having fewer lots and fewer road miles to maintain.

This creates a scenario where a smaller group of compliant owners in Filings 9–16 is effectively subsidizing the infrastructure and maintenance costs for the 44% non-paying portion of Filings 1–8. This imbalance places an undue fiscal burden on one segment of the community to support the road usage and property values of another, undermining the principle that infrastructure costs should be shared proportionally by all who benefit from them.

Spending Report

February 13 - May 14
POA Board Meeting 5/14/26

Roads

Rocky Mtn Exc. - \$0

Bookkeeper

Second 61st Bookkeeper –

Start-up fees - \$720 (Jan/Feb), Start Up fees

and QuickBooks online set up with 1154

properties - \$2,840 (March/April), \$1020 (April/May)

QuickBooks - \$57.50, (March), \$115.00 (April), \$115.00 (May)

POA Board Lawyer

Altitude Community Law - \$1,214 (Feb/March), \$2,225.00 (March/April)

Website

SixU Website - \$0

Management Membership Software

HOAlife - \$681.05 (March), \$701.95 (April)

Software

Email and SharePoint Backup - \$0

Office Supplies - \$0

Water Rights

Twin Lakes Res and Canal - \$88

Penrose Water District - \$0

Sunflower Bank – Canon City

Checking - \$141,231.43 5/11/2026

Savings - \$27,244.43 5/11/2026

CD - \$10,981.81 5/11/2026

Insurance

Liability – Ahbe Group - \$0

D & O Liability Insurance – Alliant Ins. \$11,768.14

Miscellaneous Expenses

Warranty Title –

reimbursement for overpayment - \$198.25

Budget vs. Actuals_Budget_FY26_P&L__Report

January 1-April 30, 2026

TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Revenue				
41000 Dues Income	241,427.56	75,863.68	165,563.88	318.24 %
42000 Late Fees and Interest on Dues	2,053.25	1,333.32	719.93	154.0 %
43000 Dues Status/Transfer fees	274.75	666.68	-391.93	41.21 %
49999 Discounts	-4,394.36	-1,400.00	-2,994.36	313.88 %
Fines	-18.00		-18.00	
Services	43.00		43.00	
Unapplied Cash Payment Revenue	-26,128.60		-26,128.60	
44000 Donations		66.68	-66.68	0.0 %
Total for Revenue	\$213,257.60	\$76,530.36	\$136,727.24	278.66 %
Cost of Goods Sold				
Gross Profit	\$213,257.60	\$76,530.36	\$136,727.24	278.66 %
Expenditures				
61000 Administrative Expenses	\$684.75		\$684.75	
61005 Bank & Credit Card Fees	628.50	30.00	598.50	2095.0 %
61100 Insurance Expense	11,768.14	1,500.00	10,268.14	784.54 %
61200 Office Supplies & Equipment	84.84	1,166.68	-1,081.84	7.27 %
61250 Postage & Delivery	95.77	1,108.68	-1,012.91	8.64 %
61300 Filing Fees & Licenses	193.00	8.32	184.68	2319.71 %
61700 Website Expenses	178.00	566.68	-388.68	31.41 %
61800 Software - QB/Back up Software	1,082.05	1,174.68	-92.63	92.11 %
61010 Contributions		100.00	-100.00	0.0 %
61900 POA/Covenants Compliance Software		2,740.00	-2,740.00	0.0 %
Total for 61000 Administrative Expenses	\$14,715.05	\$8,395.04	\$6,320.01	175.28 %
62000 Professional Fees				
62100 Legal Fees	18,280.00	4,066.68	14,213.32	449.51 %
62300 Accounting Fees	1,328.00	1,133.32	194.68	117.18 %
62400 Printing/Copying		3,333.32	-3,333.32	0.0 %
Total for 62000 Professional Fees	\$19,608.00	\$8,533.32	\$11,074.68	229.78 %
67000 Enforcement				
67200 Covenants	1,359.10	1,666.68	-307.58	81.55 %
67500 Delinquencies	-86.88	1,442.32	-1,529.20	-6.02 %
67700 Auto/Refuse Mitigation	679.55	1,166.68	-487.13	58.25 %
Total for 67000 Enforcement	\$1,951.77	\$4,275.68	-\$2,323.91	45.65 %
68000 Water				
68200 Water Share Fees	176.00	28.00	148.00	628.57 %
68100 Augmentation Station		433.32	-433.32	0.0 %
Total for 68000 Water	\$176.00	\$461.32	-\$285.32	38.15 %
HOALife Payments Fees	2,804.80		2,804.80	
Uncategorized Expenditure	11.75		11.75	

Budget vs. Actuals_Budget_FY26_P&L__Report

January 1-April 30, 2026

TOTAL				
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
64000 Road Maintenance				
64100 Regular Maintenance/Emergencies		50,815.00	-50,815.00	0.0 %
64200 Supplies		666.68	-666.68	0.0 %
64300 Signs		66.68	-66.68	0.0 %
64900 Other		333.32	-333.32	0.0 %
Total for 64000 Road Maintenance		\$51,881.68	-\$51,881.68	0.0 %
65000 Events				
65005 Clean Up Days		100.00	-100.00	0.0 %
65010 Wood Chipping Days		1,466.68	-1,466.68	0.0 %
65015 Other Community Activities		833.32	-833.32	0.0 %
65020 Meetings Expenses		250.00	-250.00	0.0 %
Total for 65000 Events		\$2,650.00	-\$2,650.00	0.0 %
69000 Reserves				
69100 Reserve Policy		333.32	-333.32	0.0 %
Total for 69000 Reserves		\$333.32	-\$333.32	0.0 %
Total for Expenditures	\$39,267.37	\$76,530.36	-\$37,262.99	51.31 %
Net Operating Revenue	\$173,990.23	-\$0.00	\$173,990.23	
Other Revenue				
Late Fee Income	100.00		100.00	
71000 Interest Earned		6.75	-6.75	0.0 %
Total for Other Revenue	\$100.00	\$6.75	\$93.25	1481.48 %
Other Expenditures				
Net Other Revenue	\$100.00	\$6.75	\$93.25	1481.48 %
Net Revenue	\$174,090.23	\$6.75	\$174,083.48	2579114.52 %