

Glen Vista Property Owners Association, Inc.

93 Wendy Drive
Cotopaxi, Colorado 81223

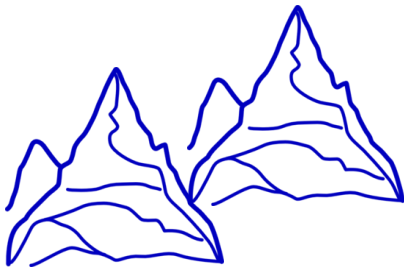
Board meeting Agenda Wednesday August 12,2026

Board Meeting Agenda Vista Property Owners Association

When: Wednesday, August 12, 2026, start 4:30 end 5:35

Where: The Hive – Canon City

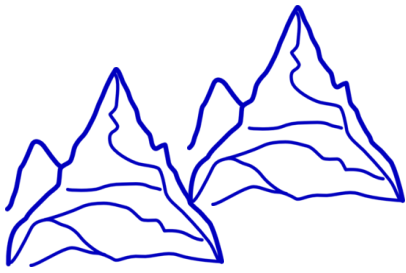
1. **Call to Order**
 - a. Dawn White
2. **Roll Call of Directors**
 - a. Secretary
 - i. Vice President Dawn - present
 - ii. 2nd Vice President Karen – teams
 - iii. Treasure Karyn - Present
 - iv. Secretary Sue - Present
 - v. Director Julia - unable to attend
 - vi. Director TJ - teams
 1. Quorum? Yes
3. **Pledge of Allegiance , Led by Dawn White**
4. **Approval of Minutes and Agenda**
 - a. The previous board meeting minutes have been posted and therefore will not be read. Dawn made a motion to approve the minutes. Sue Marconi second in the motion, 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.
No one signed up for public input.
6. **Officer/Committee Reports ,none**
 - a. **Financial/spending Report - Offered in Print Out**
 - b. **Budget Committee –**
 - i. No volunteers step forward.
 - c. **Treasurer -**



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- i. 2027 budget – needs a vote, Dawn White made the motion to approve, Karyn 2nd, All approved.
- d. **Communications Committee**
 - i. Newsletter will be on the Website from now on to save printing and mailing costs.
 - ii. Mailing with Proposed Budget and Proxy vote will go out at the end of the month.
- e. **Small Claims, Status letters & Liens**
 - i. 2nd Vice President, nothing to report.
- f. **Roads Committee**
 - i. Roads repaired – Cottonwood with 2 culverts on Nells and Indian Wells, Wash out repairs – Duffy Loop, McDonald Loop, Carpenter Trail, Laramie Loop and Talbert Gulch.
- g. **Covenant Compliance Committee**
 - i. Vice President –
 - 1. Minutes from July Meeting have been provided.
 - 2. The August meeting has been canceled due to scheduling conflict w/the board meeting.
 - 3. Covenant enforcement for filings 1-8 has been put on hold until more clarity has been provided by the attorney. When do we expect to have that? The Covenant committee meets in September or October.
- h. **Wood chipping/Wildfire Report**
 - i. Vice President – 100 Loads total.
 - 1. We are over the budget for wood chipping – vote for 3rd wood chipping? Vote yes. All approved.
 - 2. We need new volunteers for the September events.
 - 3. Motion to amend budget. Increase budget, Vote yes, all approved.
- 7. **Unfinished business**
 - a. Mailboxes
 - i. The pad will be installed Saturday, August 15th for the parcel boxes being installed on Blazing Saddles
- 8. **New Business**



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- a. Hire a Parliamentarian for the October General Membership Meeting? Vote yes
- b. Hire a management company – Warren Management Group vote ,yes
- c. Raise dues 9 – 16 - 7.5% instead of allowed 15% to \$210 vote, yes
- d. Dues for 1 – 8 = \$125 60% of the budget vote ,yes

- e. Next steps for the Filing 1-8 road issue.
- f. There will be no more board meetings for the rest of the year unless needed.
- g. Clean Up Day – September 26, 2026 at 9 – 1 pm, lunch included. We need 18 volunteers to hold the event. Clean-up is along Copper Gulch and Gulch Road.
- h. Budget Ratification – Thursday, October 1, 2026 at 4:30 at The Hive
- i. Owners Meeting - Saturday, October 24, 2026 at 10:00 am at the Deer Mountain Fire House

9. Adjournment

- a. Dawn made the motion, Karyn 2nd, All approved; meeting ended at 5:35