

# Game Trail Association



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## GTA Board Meeting

Called to order by John Jacobson, January 12, 2022 at 1:00 p.m. Meeting held on Zoom.

**Attendance:** John Jacobson, Carla Seyler, Cam Torrens, Don Caskey, Cindy Waskom, Jan Johnson, Kari Allen, Todd Allen, Dave Nelson, Laura Deer, Denny Witte, Linda Craig, Gary Craig, Sandy Long, Rick Reese, Darcy Barrows, Larry Gleeson, Chris Wasik, Ron Cook, Kris Landess, David and Carin Aspen, Corey Bradford, Mary Silvestri, John DiGirolamo, Tia Carlson, Kitty Fiorentino, Seth Williams, Chuck Dorsey

**December 2021** minutes were approved and are posted on the website.

**GTA Member Forum:** Gary requested a summary of ACC vision/mission. He also asked about efficiency of plowing roads based on forecasted snows. Denny mentioned the good publicity that Game Trail received on local radio regarding the new Firewise designation for our community.

**New Agenda Items:** Approval process to the recently submitted changes to the ACP will be discussed during New Business

**Treasurer's Report:** Don reported on the December's Profit/Loss and clarified the Misc. Income entry of \$102,300, which is based on an invoice for one member's fines. This number distorts the amount GTA is under budget, but in real terms the association finished the year in a good position against the budget. GTA's Net Ordinary Income for 2021 is \$102,551 excluding the Misc. Income entry. Until a clarification on whether this entry should remain in 2021 business or be placed in 2022 business, Don requested that the Board defer approval. Cindy made a motion to defer and Carla seconded. Motion carried.

### Committee Chair Reports

**Water:** There were no over users in December. There was one continuous leak reported and the homeowner was notified.

System Maintenance: a. From December 3 to 20, we shut off 8 houses overnight (on different nights) to try to find the leak in the section between Overlook and Main Range. We were not able to find the leak and will have to shut off additional houses and sections when weather permits.

b. December 14 – Replaced transducer in Tank I.

c. December 24 – Elpro unit at Station D was not working correctly and had to be reset.

- d. December 31 - After several days of no sun, batteries at solar stations were getting low. Several fuses blew when we changed the battery at Tank G. Tank H starting filling Tank G and the overflow went into the road. Shut valves and replaced fuses.
- e. January 3 – Tank I float switch was stuck, causing overflow alarm. Removed plastic pipe that housed the transducer to fix.
- f. January 4 – Filled out forms for Upper Arkansas Water Activity Enterprise. Jan will submit and pay.

Management and Administration: None at this time

Items needing Board Attention: None at this time

**Forestry:** In late December, the Committee learned that Game Trail's Firewise USA application and action plan were approved. This is a big accomplishment for our community and will benefit us in many ways for years. A press release by Kim Marquis with Envision Chaffee County had just come out at the time of the board meeting.

In early January, the Committee received a final copy of Game Trail's Community Wildfire Protection Plan that was completed last April. Now that the plan is complete, it will be posted on the Colorado State Forest Service website. The CWPP and Firewise USA action plan will help guide the Forestry Committee's work.

In December, Fred Balmos initiated our adopt-a-hydrant program. At this time, most of the hydrants have been adopted. Dave Nelson is working with Steve Miles to create a new map with the hydrant locations accurately marked. Once mapped, Miles' plow operators will be trained so that they can help keep the hydrants accessible.

Presently, COVID conditions are impacting options for offering educational programs, but Judy Wait is researching possible future programs, including the historical make-up and use of Game Trail's Forest. Kari contacted local Farmers Insurance agent and Game Trail resident Rory Loebig about a presentation on being prepared insurance-wise for a wildfire. This might include household inventories, evacuation preparedness, post-fire claims preparedness, etc. The Committee hopes to offer a presentation before summer. Other programs may include defensible space and entomology, as well as another tree seedling planting workshop, possibly in May.

As a follow up to our November meeting with CCFPD Battalion Chief Kent Maxwell, the Committee will begin evaluating and organizing possible wildfire mitigation projects that may be eligible for Chaffee Treats and other grant-funded programs.

Gary Craig continues to prepare a draft of the Game Trail Evacuation Plan for committee review. After the Committee meets to discuss and finalize, Gary will present it to the Board for review and input.

Brett Ulrich continues to work on ideas and a structure for a possible Neighbor-Helping-Neighbor volunteer program. Projects would focus on defensible space. Brett will have proposals for the Committee's input at a future meeting.

At the Forestry Committee's next meeting (via Zoom) they will discuss an opportunity to move work on the 20 Acre Open Space Fuel Break Grant to this year, probably in April or May, weather permitting. Utilizing a different contractor, the project would now take one month instead of one or two years. Logs and slash would be brought out using the old ranch road on the Allen's property and would then be loaded in the cul-de-sac. Game Trail would still be responsible for 300 hours of volunteer hours, mostly entailing ground reclamation, but would have two summers to finish.

The grant includes 3 acres of the Allen's lot and 2 acres of Barbara Harding's lot. The trees on these lots still need to be marked. The Committee would like either JT Shaver or Josh Kuehn from the Salida CSFS and Steve Murray to help mark the trees. In addition, there is a need to revisit the common space that is already marked to either confirm or adjust marked trees based on the grant's goals. The grant's goals are forest restoration and wildfire mitigation. The objectives of this grant are to create a fuel break and to improve forest health and wildlife habitat.

Kari had already spoke to adjacent neighbors, and Dave Nelson as the roads' consultant, and asked the Board for their input and possible position on the change of timing and use of the old ranch road. The Board reacted favorably, with Cam stating that notices needed to be sent out to all GT residents when the time comes, to avoid concerns with the log hauling vehicles. Kari will discuss the matter with the rest of the Committee and report back.

**ACC:** At the close of 2021, Game Trail had 290 homes complete. The Committee anticipates passing 300 homes in 2022. The Chairs are in contact with possible new Committee members.

Dave also discussed the Engleman property on Elk Horn Way, which is located on an old cul-de-sac that is not used. The 25-foot required county setback from the road (and cul de sac) will require that the home be placed farther from the property line than the 40-foot Game Trail setback (and farther from the property line than the Englemans would like). In correspondence with the County Planning office, the County suggested that Englemans fill out the necessary paperwork and pay the fee to have the land vacated. The County also suggested that Game Trail should have vacated the excess cul-de-sac land long ago. No action was taken but the Board will keep the issue in mind as other owners seek to build on similar lots.

Exterior Lighting issues continue to be a problem, but these are being addressed by the Committee on a case-by-case basis.

**Commons/Roads:** Rick stated that snow removal is the Committee's biggest challenge at the current time. There is no new roadwork. Dave suggested that, after the terrible fires in Denver and Boulder, we may be coming to the end of slash pit burning practice. This year's burn has

been approved, though not until there are six inches of snow (minimum) in the meadow, no wind, and 24 hours notice can be given to the fire department.

There's a possibility that the Mail Center Project will be redefined, based on a spring snow melt/water runoff study. Currently, the project is on hold until 2023.

The adopt-a-hydrant system seems to be working well, except for a few areas that will need extensions to the fire hydrants, such Aspen Turn. Miles will make sure his drivers are aware of the process for keeping the hydrants clear during plowing.

**Communications:** Alerts-Notifications:

- Explanation of Game Trail BOD Actions Concerning ACC Changes – Dec 9
- Game Trail Adopt-A-Hydrant Program – Dec 18
- Game Trail Awarded Firewise USA® Status – Dec 21
- How to Attend Game Trail Monthly Meetings – Jan 8

**Website Updates:**

- Ed Simmons added as an ACC member
- Adopt-A-Hydrant and Firewise USA® information posted under Announcements
- Forestry Committee updates received from Kari Allen, and the forestry webpage has been reconstructed
- Finance Committee updates received from Don Caskey, and the finance webpage has been updated

**Other:**

- The website has gotten too large to be backed up on the server. An external hard drive has been purchased in order to back-up the website. Loretta Kyle, a member of the communications committee, will be doing the back-ups.

The Roads Committee will draft a reminder to residents, reminding them not to plow snow from driveways onto the common roadways. If plowing services are used, they may need to be informed of this as well. Linda will post the information as soon as it becomes available.

**Finance:** The Committee is awaiting the final 2021 operating actuals. A 2022 Depreciation Schedule has been developed incorporating the new 2022 capital items. A 2021 Reserve Analysis spreadsheet has been developed by Don Caskey and Denny Witte. It will be adjusted to reflect the 2021 operating actuals. The Board will then need to approve the transfer of 2021 operating net income to reserves.

All of the financial planning is looking very good, with operating results looking good and reserves being properly funded.

**STR:** Jan has sent out billing and renewal applications to all previous rentals. She has received five back so far. Laura reported on a new county policy that those who have STR properties must live in Chaffee County. This change is supposed to go into effect in February. The Board was not aware of this modification in the rules for STR's and will have further discussion with Jan at the next meeting.

**Nominating:** No report

**Budget:** The 2022 Operating and Capital Budgets were approved at the December GTA Board meeting.

**Communications received:** Mark Pecheck expressed appreciation for the prompt posting of the agenda and the inclusion of the Zoom link. He also mentioned the problem of residents whose driveway plowing left snow in the roads, which was addressed during the meeting.

### **Old business**

**IT Survey:** Carla reported that Sandy and the Water Committee are already in the process of studying new IT needs for the water system. There doesn't seem to be a need for another committee to be formed.

**Welcome Committee Initiative:** Cindy Novak will take on the Welcoming Project as part of the Communications Committee.

### **New business**

A motion to authorize our attorney to update and file an amended lien statement on the Francis property that reflects the amount that Mr. Francis currently owes the Association and further authorize any and all collection efforts available to the Game Trail Association was moved by Carla and seconded by Cindy. Motion passed.

The ACC continues its work on streamlining applications and reworking the ACP to make it more user friendly. Todd stressed that there will be no changes to issues such as building height or use of trailers as a residence during construction. Most of the changes involve creating a new "Tips for Building in Game Trail" document, taking out the glossary and the introduction, and removing redundancies. Additionally, each of the three kinds of applications – New Construction, Additions, and Repairs – have been streamlined as well. The Board discussed a schedule for reviewing what has been submitted, giving themselves a two-week period for comments/suggestions that will sent back to Kari for consideration by the ACC. The documents will then be sent to Committee Chairs for their input, followed by an opportunity for the GTA membership to comment, before the Board votes on final approval.

**Executive Session:** At 2:44, Don moved the Board adjourn to Executive Session. Cam seconded. Motion passed.

**Meeting Adjourned:** The Board came out of Executive Session at 4:04 and the meeting was adjourned.

**Next Board meeting:** February 9, 2022 at 1:00 pm. Location: Zoom.