

Game Trail Association



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GTA Board Meeting

Called to order by John Jacobson, February 9, 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, Linda Craig, Sandy Long, Rick Reese, Larry Gleeson, Jack Bell, Mary Silvestri, Anna Hargis, Lisa Crawley, Brian Spaulding, Dennis Diaz

January 2022 minutes were approved and are posted on the website.

GTA Member Forum: None

New Agenda Items: None

Treasurer's Report: Don reported on an issue from the 2020 where GTA failed to book any depreciation for the year. GTA's 2020 Finances were restated by an outside CPA who noticed the error and provided a depreciation number of \$34,415.13. That depreciation was booked by GTA during 2021 as a prior year adjustment and therefore did not appear on the current year income statement. That depreciation amount used by the auditor was simply the same number as our reported 2019 depreciation. The December Financial Report last month reported 2021 depreciation in the amount of \$30,438.82. As it turns out, that figure is what should have been booked last year. The final 2021 depreciation number for 2021 from the Finance Committee, reported on February 3, was \$30,012.64. Therefore, to correct 2021 and 2020 depreciation the following corrections were made. A credit of \$3,976.31 was booked to 2020 depreciation to correct that year to \$30,438.82 and a credit of \$426.18 was booked to 2021 depreciation to correct 2021 to \$30,012.64. These entries align the accumulated depreciation on the balance sheet with the total on our depreciation schedule maintained by the Finance Committee.

The revised December Profit and Loss reflects a credit to depreciation of \$426.18 and increased revenue amounting to \$197.49 due to interest booked for 2021 after the last report. The December Profit and Loss has been restated to a Net Ordinary Income of \$204,748.79 and a Net Income (after depreciation) of \$174,736.15. Accumulated Depreciation on the December 2021 Balance Sheet has been reduced to reflect the previously mentioned correction entries to depreciation.

Net Income for January is \$522,670.57. January is always a high income month because HOA dues are billed. This month reflects abnormally high revenue due to Other Miscellaneous Income associated with fines associated with legal action being taken against a GTA member and Income from the 2022 Special Roads Assessment.

Our dues invoice referenced a notation about the 2022 Special Roads Assessment. This may have confused some members who paid their 2022 Special Roads Assessment in January when that Assessment is officially billed in May. Since a majority of the members paid the Special Assessment, the entire Assessment was booked in January rather than in May as planned. Although this creates a receivable for those who did not pay the Special Assessment in January, those accounts will not be considered past due until July. Invoices will be sent to those members in May. Don recommended leaving the entire Special Assessment booked in January on the books. To reverse the entry and receivables in February and to rebook in May would add additional time and expense to GTA to accomplish.

The only notable expense booked in January was Snow Removal in the amount of \$15,258.50. All other expense items were normal operating items.

GTA has a strong balance sheet. Receipts for annual dues are being received at higher rate resulting in a net cash balance after reserves of \$478,414.8.

Cindy moved to accept the corrected report. Cam seconded. Motion passed.

Committee Chair Reports

Water: Water Usage: There were two over users in January. A house on Habitat used over 68,000 gallons. The problem was found to be in the outside watering system (the use of which the Committee highly discourages) which was also not winterized or turned off. The other was a new offender and has been notified. There was one continuous leak reported and the homeowner was notified.

System Maintenance:

January 11 – Walt and an electrician installed new housing and adjusted the probes at Tank D.

January 13 – The leak between the curb valve and house on Overlook was repaired. We are still looking for more leaks.

January 24 – The off-peak timing circuit failed. Had to order to a new part. Installed on 2/3.

January 27, 28 – Updated the Elpro remote unit and so had to update the configuration files at all stations. Kudos to Ed Butler for his work updating the computer program.

January 31 and February 3 – Had further problems at Station D. Replaced a 24V transformer and the Elpro unit. For several days, had to manually turn on and off Station D well and transfer pumps. Thanks to Bob Pierron for his frequent trips to the Station.

February 3 – Tank G is powered by Solar Panels and a battery. Had to replace the battery which was stressed by recent snows and cloudy days.

Management and Administration:

Miles is increasing his price for installing new water lines. His new price will be \$500 for the tap and \$15 per foot. He has not raised prices since the 1990's. Sandy has notified the ACC so they can relay this to contractors and owners.

A requirements specification for upgrading our monitoring system has been drafted. The Committee should complete assessment in the next few weeks and then begin talking to consultants.

Two years ago, the Water Committee sent annual water usage reports only to full time residents. This was a time-consuming process since these were personalized to each individual home. Since there were also part-time residences with monthly over usages who were not receiving emails, Sandy recommends continuing the practice from last year of providing this information to the 58 houses which had at least 1 month of usage over 5,500 gallons. (Game Trail's limit is 7,500 gallons.) The Committee noted that any owner can email water@gametrailassn.org if they want a report on their water usage. The Board agreed.

After some discussion, the Board agreed to contact the homeowners on Habitat to discuss the fine, and give them an opportunity to appear before the Board to appeal the amount, which would be in excess of \$6,000.

The use of outside watering systems was also discussed. The 2,939 gallons per year for outside water usage is not very much and can be easily exceeded with an automatic system, especially when leaks in outside systems are common and can quickly lead to thousands of gallons of water used as in the case on Habitat. It was agreed that these systems were outside the purview of the ACC, but the Water Committee agreed to ask Communications to send out an email to owners to remind them about the outside watering limit (in the spring) and to winterize and turn off their outside water systems in the fall.

Forestry: SPRING CHAFFEE CHIPS PROGRAM, APRIL 11-13: Game Trail's east and south side Chaffee Chips event will be April 11-13. Kari will email owners soon with the dates, a map of eligible properties, registration instructions, slash pile requirements, etc.

20-ACRE COMMON SPACE FUEL BREAK PROJECT: Affected land owners, the Forestry Committee and the Board have approved a new timeline and access point for this project.

Timeline: A new contractor has been procured to get the work done this spring, in one month's time, sometime between April-June. Formerly the plan was to do half the work this summer and the other half next summer.

Access Point & Roads Impact: To expedite log removal, the access point has been moved to the Allen's lot. Logs will be staged in the cul-de-sac at the bottom of the Allen's lot and then transported via National Forest Drive. An email notice will be given to Game Trail residents regarding road impacts.

Slash Burn: Chaffee County Fire Protection District Battalion Chief Kent Maxwell, Fire Chief Robert Bertram, and Firefighter/Admin Assistant Kira Jones recently viewed the common space and provided specifications/instructions on how slash should be piled. Mr. Maxwell is also the founder and leader of the Colorado Firecamp. The Colorado Firecamp will conduct the slash burn, likely next winter.

Land Rehab: The contractor will do large-scale (machine-assisted) land rehab including

water bars to manage erosion.

Volunteers: Over the next two summers, Game Trail volunteers will be needed for small-scale (hand-tool-assisted) rehab projects, small slash piling, and slash burn supervision. We will send an email when volunteers are needed. Game Trail is responsible for 300 volunteer hours as our “in-kind” contribution to this grant.

End Result = Fuel Break: The objective of this \$90k grant, representing \$200k in work is “wildfire mitigation and forest restoration.” Our particular project is to create a fuel break over a portion of Game Trail’s west boundary. To achieve this, a significant number of trees will be removed. Over time, dormant Aspen groves and grasses will regenerate, improving wildlife habitat.

EDUCATIONAL PROGRAMS: COVID has made it difficult to find an indoor meeting space. We continue to plan for the following:

Insurance-Wise Wildfire Preparedness – Kari is working with Rory Loebig, Game Trail resident and Farmers Insurance agent, on a program to be offered before summer.

Tree Seedling Planting Workshop – Dana Braatz is planning a workshop very similar to last year’s and will include how to transplant native Aspen. The workshop will be Saturday, April 30.

Harmful Bugs – On March 6, a program on harmful bugs and tree health will be presented by an arborist with Out On A Limb, a tree service provider.

How to Operate and How to Maintain a Chainsaw – Kari is working with Kent Maxwell at the Colorado Firecamp to deliver a hands-on workshop this spring or summer.

Defensible Space Lot and Home Evaluations: 8 Forestry Committee members have been trained by the CSFS-Salida office to meet with owners to evaluate their properties in regard to defensible space. Once the weather warms, we’ll advertise this option to owners.

Tree Health, Trimming, Removal and Dwarf Mistletoe: Kari is working with local tree service provider Out-on-a-Limb to offer a small group presentation.

GAME TRAIL WILDFIRE ACTION PLAN: Gary Craig has the core document complete and is working on appendices, including check lists. Gary has been working with local authorities to develop this comprehensive action plan that includes several steps to prepare for fire season and potential evacuation. When ready, Gary will send drafts to the Forestry Committee for review and revisions prior to sending to the Board and eventually Game Trail residents. We are hopeful to have the plan in place by this summer’s fire season.

NEIGHBOR-HELPING-NEIGHBOR DEFENSIBLE SPACE PROGRAM: Brett Ulrich presented the following conceptual outline for the program. The plan is based on the CSFS Ignition Zone guidelines and uses the CSFS-Salida checklist and action log. Volunteer and property safety will be emphasized, and owners will be required to participate. Currently, Brett is looking into liability release and an application. Once ready, the Committee will present to the Board prior to implementation.

FIREWISE USA: Kari noted that our community Firewise signs should arrive soon. All of the Committee’s current activities support our Firewise action plan. The biggest next step is to

document mitigation work in order to renew our Firewise status annually. We intend to use the CSFS-Salida checklist and action log.

ADOPT-A-HYDRANT PROGRAM: Fred Balmos reported that all but a couple hydrants have been adopted and volunteers are working to keep hydrants free of snow and accessible. Fred said he will be double checking the numbering, locations and flagging of some hydrants.

POSSIBLE CHAFFEE TREATS WILD FIRE MITIGATION PROJECTS: With Kent Maxwell's encouragement and guidance, Kari Allen is working to identify viable properties with interested owners along Game Trail's south and west borders for potential grant-funded wildfire mitigation projects. One-on-one or small group meetings to discuss potential work will be held over the next several months. The goal is to band together several adjacent properties for a larger project that is more attractive for grants and contractors.

ACC: There are currently 15 homes under construction, with two expected to be completed soon. Four additional homes have been approved but construction has not yet started, and the Committee has been contacted by three or four others who have not submitted their application as yet.

Commons: Jack stated that the Committee believes a first step in controlling cheatgrass will be to borrow a mower. Signage will also be studied.

Roads: Other than snow removal, there is nothing else on the roads at this time. Rick reported the slash pit burn is waiting on 6 inches of snow in the meadow on a day with no wind. It may be necessary to ask for a variance on the amount of snow. Other issues underway are: Add extension to the fire hydrant on Aspen Turn, Spring snow melt/water runoff study, Redefine Mail Center project for 2023, Speed Limit Sign installation and relocation: additional signs to be installed with all sign locations evaluated, and Slash Pit sign maintenance.

Communications: Alerts-Notices:

Game Trail and Buena History - Jan 13

GT Snow Removal Request - Jan 14

Monitored Burn near Game Trail on Friday - Jan 20

February 1 Dues Reminder – Jan 28

Wildfire Mitigation Grant Support – Feb 5

Website: Linda and Dennis Diaz met to discuss the top three priorities: 1) improving email receipt-success rate (e.g. prevent emails going to spam folders), 2) fix the photo gallery, and 3) fix the aesthetics of the Archive page. After Linda provided an article she found on the internet about adjusting settings of the gallery to improve loading, Dennis implemented the suggested changes, and the gallery is now working.

Dennis offered Linda a brief tutorial on how to edit the html-code to fix the aesthetics of the Archive page. Linda applied learning, made edits, and the webpage is fixed. Dennis has done some research and found there are various plugins to the WordPress website that can facilitate

email contact list maintenance and distribution and newsletter creation and distribution. These plugins may already have built-in features and settings to improve the receipt-success, and may improve the efficiency of distributing communications.

If the current process is preferred, Dennis can further investigate how to adjust settings to improve receipt-success rate. Research is needed to find out which plugins are available for FREE to the Game Trail webhosting subscription. (Linda offered to contact the webhost about this). If some plugins are available for FREE, Dennis is willing to test-drive some of them.

Finance: None

STR: As of February 7th, Jan has received 6 renewal STR applications, fees, and Chaffee County certificates. She just received a new STR application and advised the owner to contact Chaffee County to verify that the county's cap for STR's has not been reached. New County licenses are now valid from February 1st to January 31st, however, renewal certificates issued prior to the approval of ordinance 2021-002, are valid until 12/31/22. Applications with the county, after receipt of a preliminary approval from Game Trail, are still on a first come basis until the cap is reached, which determined by the county.

There are 6 owners on the last advertising list that have not contacted GTA or responded to the STR renewal application. These owners have been sent a letter requesting advertising cease until proper paperwork is received. Jan will stay on top of these and if no response, will advise the county of names and property addresses. One previous STR owner has listed their home for sale and ceased any STR activity. The realtors have been contacted regarding the misleading advertising for the property and have agreed to correct the listing to show one family dwelling.

Nominating: Anna reported the Committee will meet next week.

Communications received: Mark Pecheck wrote that the new residency requirements for Chaffee County STRs applies only to new STR licenses – it has no applicability to anyone who was licensed prior to the adoption of the new rule.

Jan clarified the new Chaffee County STR policy which involves approving requests for STR's based on a percentage. The term for STR's will run from 2/1/22-1/31/23, at which time all applications – even previously approved ones - will have to be resubmitted, and they will be considered on a first come, first served basis.

Old business

IT Survey: Carla recommended the establishment of an ad hoc task force to evaluate Game Trail's long-term goals and needs for IT issues. She suggested 5-7 members who would report back in six months. Among the questions they may consider are:

Do we want a website with more bells and whistles?

Since this may involve increased costs, should we survey the membership to determine if this is worth it to them before we go further?

Is it realistic to expect a GT volunteer to maintain the website?

Do we need to obtain paid consulting services now for basic maintenance of our current website? As noted, this could be through our current provider or a separate consultant.

After we determine our long-term goals and needs, do we have the expertise to determine what web hosting services would meet them?

If it is determined that Game Trail needs to pay for consulting services, does the membership need to be consulted before this becomes part of our budget or? Should the website simply be a place where the membership can go to get information or does it need to be more interactive, allowing secure payment of dues, etc.

Transferring to a new web hosting service would require significant volunteer hours as well as cost. Is it worth it to Game Trail residents?

Separate and apart from the website are two other IT systems. Sandy and Water Committee members Ed Butler, Dennis Diaz, Walt Langford, along with consultant Gwen Lawrence are making progress developing the parameters to begin a search for a new water monitoring system. This is a process where they identify what a new "off the shelf" system needs to be able to do and then evaluate what systems can address those needs. Dennis Diaz is working with Ed Butler to duplicate our current monitoring system.

Denny Witte is working with the board and Jan to formalize our use of google docs for document storage. This is a critical need and an important aspect for the future of Game Trail Association. The question is, what procedures or mechanisms do we need to establish to have redundancy in this area, just as in the water system monitoring. Should maintenance of Google docs be Denny's sole responsibility as it is now? Should it be a responsibility of the Board members? The administrative assistant? An outside service? A volunteer? Do we know enough to use Google Workspace for both our records and email? Is that a question that a consultant needs to answer?

It was agreed that all of these issues are too complex to be addressed by the Board in normal meetings. Cam made a motion to form the task force and Cindy seconded. Motion passed.

New business

The ACC presented a request for a new member. The Board approved Lorie May joining the Committee. Since the ACC is required to have an odd number of members, Joe Redetzke (who was already approved by the Board) will rejoin.

John affirmed the rule that Game Trail is a single-family dwelling community. A realtor had included some conflicting information on a recent advertisement, and the Board discussed how to better clarify what is allowed and what is not allowed in Game Trail. Jan stated that she sometimes gets 10-15 calls a month from realtors with questions about our covenants. Options such as meeting with individual realty companies and including a link on the website, directing viewers to rules of our HOA, were discussed. The Board agreed to start by having Communications draft a letter to all the local realty companies, highlighting rules and covenants in Game Trail that potential buyers should be aware of.

Executive Session: At 2:55 Carla moved the Board adjourn to Executive Session. Don seconded. Motion passed.

Meeting Adjourned: At 4:24, the Board came out of Executive Session. Don moved to adjourn and Cam seconded. Motion passed.

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