

# Game Trail Association



**P. O. Box 4110**  
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## **GTA Board Meeting**

Called to order by John Jacobson, March 9, 2022 at 1:00 p.m. Meeting held on Zoom.

**Attendance:** John Jacobson, Carla Seyler, Cam Torrens, Don Caskey, Cindy Waskom, Jan Johnson, Todd Allen, Dave Nelson, Sandy Long, Rick Reese, Jerri Caskey, Anna Hargis, Jack Bell, Mark Pecheck, Dennis Diaz

**February 2022** minutes were approved and are posted on the website.

**GTA Member Forum:** None

**New Agenda Items:** Water settlement update; Annual meeting/picnic – Sept. 10

**Treasurer's Report:** Don reported the following on profit and loss:

February Net Income was a loss of \$29,597.58. The month included expenditures for snow removal amounting to \$16,114 and legal expense of \$8,057. The legal expenses are associated with legal action where we anticipate recouping that expense. Other expenses were routine budgeted items. Most of the revenue was interest charges on excessive water use.

March 2022 Profit & Loss Budget vs Actual (YTD):

Net Income for February YTD is \$493,095.43. Revenue is exceeding budget due to fines and interest associated with legal action. Snow removal expenses are starting out high this year, \$31,372 YTD, which may result in that expense exceeding budget this year.

February 2022 Balance Sheet:

GTA's balance sheet remains strong. The cash balance after reserves is \$493,621. Accounts Receivable are \$103,914 consisting of approximately \$31,700 in pre-booked special assessments that will not be due until June, \$24,367 associated with legal action, approximately \$39,200 in uncollected 2022 dues. Members who have not paid 2022 dues to date will be receiving notices this week. The remaining A/R consists of older receivables for which liens have been filed on the properties.

Miscellaneous Accounts Receivable amounting to \$136,608 are legal expenses and fines associated with legal action. This will increase until the legal action is resolved.

## **Committee Chair Reports**

**Water: Usage:** There was one over user in February. A house on Elk Horn Way used 37,938 gallons due to a pipe burst on the lower level when the homeowner was out of town. It was a first offense and therefore the fee was waived. Another example of why homeowners should always turn their water off when leaving town. There was also one continuous leak reported and the homeowner was notified.

**System Maintenance:** A house on San Isabel is without water. The Committee thinks the main water line froze due to the heavy construction trucks pushing the frost down. Thanks to Rick for setting up a heated hose from the adjacent fire hydrant. He also wrapped the fire hydrant with a heat tape and insulation to keep it from freezing. The hydrant may still need to be shut off (and the hose picked up) during very cold nights. Miles will not be able to dig down to find and fix the pipe for 4-6 weeks depending on the weather.

-Tank I – A fuse keeps blowing and the automatic valve to refill the tank is not working. We suspect a problem with the AC inverter/battery control charger or the Elpro telemetry unit. We will be manually filling the tank (operating the valve) until we can get replacement parts.

-Committee members have gone out on several days to clear snow off solar panels and replace and charge batteries at Tanks G, I, and P.

-The heater at Station D stopped working. Miles installed a new heater.

**Management and Administration:** The initial draft of a requirements specification for upgrading our monitoring system has been completed. The draft was shared with a consultant and an initial discussion was held.

-The labor intensive, manual process of sending annual water usage reports to homeowners who had at least 1 month of usage over 5,500 gallons is almost completed.

**Items needing Board Attention:** On March 1, the Board was notified of the water outage at the house on San Isabel. We will have Miles fix the pipe as soon as possible.

-Don reported that the state has a new electronic process for uploading reports, but while the format has changed the info required is the same. The new websites will have information about water decrees and agreements, as well as information about usage.

**Forestry:** Kari submitted the following report: SPRING CHAFFEE CHIPS PROGRAM, APRIL 11-13: Owners have been notified once via email and through signs at the Mail Center. Another reminder will go out next week.

**20-ACRE COMMON SPACE FUEL BREAK PROJECT:** Work will begin in mid-March and should last about a month. This is a bit earlier than expected, but working on frozen ground is ideal. Kari and Todd Allen and Judy Wait toured the AU portion of this project along with three Colorado State Foresters. The foresters needed to view the work and certify that it was meeting the grant requirements and service standards. (It does!) An email will go out to owners to alert them to the activity in the Common Space and on National Forest Drive. Volunteer work will begin later this spring. Reminder: This work is being accomplished through a wildfire mitigation and forest restoration grant. Our objective is to create a fuel break. 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:

- Forest Health and Wildfire Mitigation: We have 21 Game Trail owners signed up for the March 5 program being delivered by 3 certified arborists from Out on a Limb Tree Service and Bristlecone Tree Service.

As described in last month's report, other topics in the works include:

- Insurance-Wise Wildfire Preparedness
- Tree Seedling Planting Workshop April 30
- Harmful Bugs
- How to Operate and How to Maintain a Chainsaw
- Defensible Space Lot and Home Evaluations

**POSSIBLE CHAFFEE TREATS WILD FIRE MITIGATION PROJECTS:** Kari has either emailed or mailed 32 owners with lots that border CR365 on the south and the National Forest on the West to see if they are interested in the project. A strong majority are interested! We are waiting to hear if the grant is awarded. If so, work could begin in late April.

**ADOPT-A-HYDRANT PROGRAM:** Fred Balmos has checked the hydrant flags and numbers and made corrections/repairs where needed. Fred will work with the Water Committee to discuss if renumbering in a more systematic way is desired. All but 5 hydrants have been adopted!

**FIREWISE USA:** Our community Firewise signs have arrived and will be presented to the Forestry Committee during the April Chaffee Chips event. Kari will work with the Commons Committee on where and how to post the two signs.

**ACC:** Thirteen new homes are in various stages of construction process with three more approved and two pending. The main focus has been finalizing the new ACP.

**Commons:** Jack reported that the stop sign by the mail center needed repairs. This was quickly handled by Rick. The Committee found a retired Graphics designer and artist locally that will repair and upgrade the GT signs for \$500 each come spring. The map at the mail center can be scanned and will be recreated with a few omissions.

**Cheat grass control:** Miles has a brush hog for possible use on cheatgrass mowing. Discussion continues about where to mow and cost. A team of walkers may be needed along Great Peaks Drive to clear large stones before the cutting to avoid damage. More on this in the spring.

Beth Helmke was working on possibly having composting available. Dave pointed out that the Wildlife Officer frowns on this in a situation like Game Trail due to animals being attracted. Sandy mentioned the UCC facility in town and will email Jack information about it.

**Roads:** Rick reported that the main focus continues to be snow removal. Stop signs have been hit eight times, but have been repaired or replaced. Thanks to dedicated Game Trail volunteers,

there was a successful slash pit burn.

Additionally, members should be aware that some big machines will be using Game Trail roads during the project in the National Forest by Adventures Unlimited. The Committee will check for damage and see how the roads hold up.

**Communications:** Alerts-Notices Sent Out

February 10 - FREE Game Trail Slash Pick-Up will be April 11-13

February 10 - Addresses Added to Slash Pick-Up - April 11-13

February 21 - Game Trail Monitored Burn on February 23 and 24

February 22 and 23 - Monitored Burn Near Game Trail

February 22 - FREE Tree Health Presentation Reminder on February 28

Others:

A friendly Game Trail Information Letter to Realtors was sent out on February 23. Topics included:

- Reminder that Game Trail is single family residences only. No Accessory Dwelling Units.
- Water system explanation and limitations on usage
- Business involving solicitation or invitation of the general public or clients is not allowed
- Chaffee County Dark Sky Regulation is enforced in Game Trail

**Website**

Dennis Diaz stated that Caldera Forms, a plug-in used by the Game Trail website for receiving questions, comments and updated information from owners, will no longer be supported in the upcoming month or so. Alternatives are being investigated.

**Finance:** The final 2021 operating net was \$102,449. A 2021 Reserve Analysis spreadsheet has been developed by Don and Denny. Denny requested that Committee chairs check the spreadsheet for big projects. Only one is scheduled for 2022, but there will be more in 2023. He reviewed the four reserve categories, reminding the Board that special assessment funds for roads must be used for roads and kept liquid. Some items were moved from repair and replacement to capital. As it stands, no special assessment will be needed for the trash/recycle improvements, although Dave pointed out that in today's construction market, both the costs and the schedule will likely change. Carla motioned to approve moving \$76,000 to Reserves. Cam seconded. Motion passed. Don moved to approve the balance sheet with approved changes. Carla seconded. Motion passed.

**STR:** No activity

**Nominating:** Committee Chair Anna Hargis and members Mary Silvestri and Ann Jackson met on March 9, 2022 to kick off the 2022 Nominating Committee and confirmed Committee member commitment. The Open board positions (to be confirmed) for 2022-2023 are 2 three-year terms, 1 one-year term.

Anna met with John and Jerri on 2/17/22 for committee overview and contacted Committee members and confirmed intent to help on team. She also reviewed procedures for nominating

committee. By the end of March, the detailed schedule and duties will be completed, along with contacting board members to confirm/update commitment. The next step will be to identify potential candidates to fill openings.

**Communications received:** None

**Old business:** Various comments and input from membership on the final versions of the ACP were discussed. Cam motioned that all documents – the revised ACP, New Home Application, Additions, Repairs, and Tips for Building be approved. Carla seconded. Motion passed. Kari will send a copy of everything to Linda to be posted on the website.

**IT Survey:** The Committee is meeting, but no report yet

**New business:**

As per Rules & Regulations 19-01, which allows special circumstances to be taken into consideration should an Owner bring them before the Board, a settlement for water over usage was considered for the house on Habitat Dr. Cindy moved to accept. Carla seconded. Motion passed.

John reminded those attending the meeting that a Chair and/or Co-Chairs are needed for the Annual Meeting and Picnic, which will be held on Sept. 10.

**Executive Session:** At 2:17 Don moved to adjourn the regular meeting and move the Board to Executive Session. Cam seconded. Motion passed.

**Meeting Adjourned:** At 2:54 the Board came out of Executive Session. Cam moved to adjourn and Don seconded. Motion passed.

**Next Board meeting:** April 13, 2022 at 1:00 on Zoom