

Game Trail Association



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GTA Board Meeting

Called to order by John Jacobson, April 13, 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, Kari Allen, Dave Nelson, Laura Deer, Sandy Long, Rick Reese, Anna Hargis, Jack Bell, Denny Witte, Mary Silvestri, Bill Silvestri, Kristina Kaylen, Aaron Ordway

March 2022 minutes are approved as corrected, and will be reposted on the website.

GTA Member Forum: Laura brought up an issue with the Nominating Committee procedure that will be addressed in new business.

New Agenda Items: None

Treasurer's Report: The Net Income in March was a loss of \$28,498.36. The month included expenditures for snow removal amounting to \$7,438 and legal expense of \$5,052. Most of the legal expenses are associated with legal action where we anticipate recouping that expense. Other expenses were routine budgeted items. Excess water use revenue was reduced as a result of a Board approved decision approved in March.

March 2022 Profit & Loss Budget vs Actual (YTD): Net Income YTD is \$464,597.07. Revenue continues to exceed budget primarily due to fines and interest associated with legal action. Snow removal expenses remain high this year, \$38,810 YTD, which may result in that expense exceeding budget this year.

March 2022 Balance Sheet: GTA's balance sheet remains strong. Our cash balance after reserves is \$500,518. Accounts Receivable was reduced \$35,395 from the previous month. First notices were sent in March to all members who had not paid 2022 dues. This week second notices with warnings of late fee and interest charges will be sent to all members who have not paid 2022 dues to date.

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 March. A house on Princeton Circle used over 24,000 gallons. Problem was found to be a toilet that was not working properly and that was allowing water to continuously run. Homeowner will be assessed a fee. There were two houses

with continuous leaks, both under 7,500 gallons of usage. The property manager for a house on National Forest will look for a problem. A homeowner on Valley View was already aware of a leak. Plumbers have not been able to find the problem. The Committee will attempt to find something.

SYSTEM MAINTENANCE: The frozen water line cleared and the house on San Isabel has water from their water line. The hose and cistern need to be picked up and bills settled. Members will meet with Miles this week to discuss digging out the water line and adding insulation. A leak in Tank H could be related to the frozen water line. Miles checked all the manholes for leaks on Tank H and did not find anything. Now that the weather is better, Committee members will also continue searching for the leak from Tank B. This will involve turning off water overnight to houses on Main Range, Overlook, and Promontory East, and affected owners will be contacted. Other maintenance involved replacing a failed valve control on Tank I and installing a new solar controller. The Committee is investigating a new way to operate the inverter which powers the valve.

MANAGEMENT AND ADMINISTRATION: The Annual Game Trail Drinking Water Quality Report was posted to the website. Copies were emailed to owners on the email distribution list and were mailed to owners not on our email list. The Water Committee (with help from Jan Johnson) sent annual usage reports to homeowners who had a least 1 month of usage over 5,500 gallons.

MONITORING SYSTEM PROJECT UPDATE: We are waiting for the consultant to test the interface to see if his program can receive our data. Then he will provide us a proposal.

ITEMS NEEDING BOARD ATTENTION: None at this time

Forestry: SPRING CHAFFEE CHIPS PROGRAM, APRIL 11-13: Several property owners have been willing to participate. Actual numbers are not yet available.

20-ACRE COMMON SPACE FUEL BREAK PROJECT: Work was delayed due to snow depths and concerns about damaging equipment. Right now, the restart date is late April / early May.

EDUCATIONAL PROGRAMS: Tree Seedling Planting Workshop is scheduled for April 30. Nine owners have signed up so far. We'll send another reminder later next week.

POSSIBLE CHAFFEE TREATS WILD FIRE MITIGATION PROJECTS: 24 owners have expressed interest and Kari will follow up on those she hasn't heard from. Word of preliminary approval came today, so if the grant is awarded, work may begin in late April.

FIREWISE USA: Our community Firewise signs were presented to the Forestry Committee and Board on April 11. Kari will work with the Commons Committee on where and how to post the two signs.

GAME TRAIL WILDFIRE ACTION PLAN: Kari sent the first draft to the Board, requesting approval to distribute to local authorities for input. The Board was impressed with the work done by

Gary Craig, and a few suggestions were made before agreeing to move forward with the project. The Committee hopes to finish the process by May for distribution to Game Trail owners.

NEIGHBOR-HELPING-NEIGHBOR DEFENSIBLE SPACE PROGRAM: The Forestry Committee needs a volunteer to take the lead on this project.

ACC: Eighteen new home construction projects are in the works, along with ten additions/garages/misc jobs. There have also been fourteen new lot owner contacts. The Committee is pleased to be establishing positive relationships around the neighborhood.

A potential variance request will be discussed under New Business.

The ACC is still interested in finding new members.

Commons: Three topics were discussed at the Committee's last meeting: signage; the trash center and Game Trail's approach to the problem of cheatgrass.

SIGNAGE: Game Trail has experienced more vandalism involving signs at the slash pit. Todd had Ridgeline make another sign to replace those that were damaged or destroyed. Jack Bell has asked Dave Andersen to refurbish the two Game Trail signs at the entrance of Great Peaks and the Mail Center, and he will begin when weather permits. The Committee will discuss colors at the next meeting, along with changing the GT Subdivision sign by the mail center. Without the original artwork, the current map will be scanned at the Mailboxes business downtown.

TRASH CENTER: Todd plans to contact our trash contractor and ask that the recycling bins be repositioned as they have shifted.

CHEATGRASS APPROACH: Commons is taking on the initiative to control and reduce density of Cheatgrass to allow increased forage for wildlife. The goal is to reduce cheatgrass by 80% within three years. The process will be as follows:

- 1) Do a pre-treatment assessment - observe, take pictures. Volunteers will be sought by Carla to assist in this effort during late April/early May.
- 2) First priorities are the meadow areas near Great Peaks, for example, near the dog runs, trash centers and slash pit. We anticipate mowing about 12 -15 feet on either side of the road. The area along Elk Meadow is the second priority, then the lower part of CR 365. The cul-de-sacs near Northwood circle and the meadows would be next.
- 3) Rick will be getting together with Steve Miles to discuss what we can afford to do, since we have a budget of \$1000. They will pick an appropriate time to mow, depending on snow and growth of cheatgrass - probably mid to late May, dependent on Steve Miles' availability. Late spring would be the best time, while the plants are reddish purple and still have their seeds, before they are mature. This will have to be determined by visual observation of the cheatgrass.
- 4) Prior to the mowing, the Commons committee will walk the area in order to pick and throw the stones out of the way of the mower. Rick will talk with Steve Miles about the size of the rocks we need to remove.

- 5) Carla will write an article for the May newsletter and work with the Communications committee to encourage neighbors to participate in the removal of cheatgrass from their own properties. We need to emphasize the importance of homeowners doing their part.
- 6) Encourage neighbors to keep track of their hours so they can count towards Game Trail's efforts in fire mitigation efforts.
- 7) Manage expectations; i.e., keep in mind that by mowing, we're not removing the cheatgrass because the roots will still be there.
- 8) In fall and next spring - evaluate future growth to determine effectiveness of mowing. We plan to take more pictures and compare.
- 9) Consider possibility of drill reseeding with desirable/native plants such as wheatgrass (specific type to be determined) that could discourage cheatgrass growth
- 10) This is a multi- year effort as cheatgrass seeds can persist for 3 - 9 years, and all seeds don't germinate in a given year. Since cheatgrass is an annual plant, preventing seed production each year should deplete the population overtime.

Roads: SUMMARY: New roadwork has started for the 2022 season. Steve Miles has started general maintenance and grading and will begin stockpiling materials at the slash pit for this summer's Road Improvement Projects. Rick added kudos to Miles for his concern regarding our slash pit burn after the Kelly Ranch fire. Miles confirmed the remains of our burn were still hot, and used a skidder to stir the embers before putting another 3,600 gallons of water on the pile. As mentioned, there has been vandalism at the slash pit. This damage apparently happened at night. The board discussed possible improvements to the video surveillance system, which also applies to the trash/recycle area.

IN PROGRESS:

- Find a new member for the Roads Committee. It would be ideal if this person lived in the Meadow area.
- Reorganize Slash Pit and put out signs
- Replace Mail Center Stop Sign
- Remove flags along Great Peaks Drive
- Speed Limit Sign installation and relocation: additional signs to be installed with all sign locations evaluated. Call for locates and ask Miles Construction to assist in putting in new poles.

FUTURE WORK:

- Financial analysis of Road expenses: long term expense planning changes
- Redefine Mail Center project for 2023 (or beyond)
- Redefine future Great Peaks seal coating work and maintenance schedule
- New Street Sign project planning

Communications:

ALERTS-NOTICES:

FREE Slash Pick-Up is A Month Away. - March 12

FREE Tree Seedling Planting Workshop on Saturday, April 30. - March 22

Game Trail Water Report. - March 24

Reminder: FREE Slash Pick-up April 11-13. - March 28

Help Needed to Maintain Game Trail's Firewise Status. - March 30

Chaffee Chips Pick-Up This Monday. - April 5

WEBSITE:

The "Renters/Visitors Policy" document was updated with input from the BOD, Kari Allen, and Jan Johnson. Although this document is included in the packet to STR owners and new GT property owners, there is concern that current owners who loan their homes to friends and family members may not be passing this information on to those groups. An alert-notice will go out toward the end of April to educate/refresh everyone on the rules in time for the summer rush.

A new plug-in was installed to replace Caldera Forms. WPforms is a free plug-in which is designed to work specifically with our current platform (WordPress). This should reduce incidents of a glitch when updates take place. An hCaptcha step (think "which of the following squares includes a crosswalk?") was added to our Contact Us form in an attempt to screen out excessive Spam that Jerri receives from dastardly Russians and brash small business owners.

Finance: No report for March. Denny briefly reviewed the four big projects scheduled for 2023.

STR: No activity for March

Nominating: SUMMARY: The Committee confirmed the upcoming 2022-2023 open board positions. September 2022 BOD Terms to be filled are: 1-year term completed by Don Caskey; 3-year term completed by Cindy Waskom; 3-year term completed by Cam Torrens.

PROGRESS: Anna met with the Nominating committee to begin candidate search and assign tasks. The Committee began making calls to prospective candidates (based on last year's list from Jerri). The communications schedule for prospective candidates is:

- GT Spring Newsletter – a notice to GT members asking for nominations was submitted to communications team on 3/21 for April publication
- Request candidate suggestions from current BOD and committee chairpersons - Due to Anna Hargis: 4/22/22
- At-large nominations deadline (GT community) 6/15/22

Due in April:

1. Begin to identify potential candidates to fill openings
2. Notify GT members of openings and invite them to send in nominations to serve on the board. Communications will be asked to ensure that members know how to nominate themselves.

Agenda for 4/13/22 BOD meeting:

Send potential candidates for openings to Anna Hargis by April 22, 2022.

Communications received: None

Old Business:

IT Survey: Laura discussed the Committee's work to date, beginning with the premise that our HOA lacks cohesive, big-picture IT strategy and there is too much reliance on individuals/

customized solutions/ outdated programming languages/ one-offs. The current website is hard to maintain (coding required), uses customized software which regularly breaks with software upgrades, and is only Public Facing - meaning the website doesn't have a Member Only side (with logins/ passwords/personalized account information). It is also lacking in archival committee storage, dependent on various 3rd party plug-ins (requiring technical expertise when the various plug-ins don't work together), and too slow to load.

The Committee suggests that Game Trail should be working towards GTA Services Platform, focused on providing services to its changing demographics and online services that are now available, such as having a personalized HOA account with login/ password where members can receive/ pay HOA invoices, receive HOA information, water reporting, as well as being able to use social media forums, blogs, websites regarding their community. This should be a large, stable platform with technologies that will be around for the foreseeable future (~10-year time frame).

As the Committee continues to meet and evaluate various options for web platforms and software, they are addressing simplifying of current Game Trail website to a non-code-based website, evaluating plug-ins for login/ user/ credit card transactions/ forms/ form routing, which may serve as an "interim step."

New Business:

The ACC Committee Chairs discussed the potential variance request from Kristina Kaylen and Aaron Ordway for their property on National Forest Drive. The Board agreed that an in-person examination of the site would be helpful, so tours were planned, and a decision will be made after those visits.

Mary Silvestri was officially approved as a member of the Nominating Committee.

Don discussed the need to begin work on the Annual Meeting.

Executive Session: At 3:13 Carla motioned the Board to Executive Session. Don seconded. Motion passed.

Meeting Adjourned: The Board came out of Executive Session at 3:40 and the meeting was adjourned.

Next Board meeting: May 11, 2022 at 1:00. The Board plans to meet in person at this time. Location TBD.