

Game Trail Association



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GTA Board Meeting

Called to order by John Jacobson, May 11, 2022 at 1:00 p.m. Meeting held at the TBK Bank.

Attendance: John Jacobson, Carla Seyler, Cam Torrens, Cindy Waskom, Jan Johnson, Todd Allen, Dave Nelson, Laura Deer, Sandy Long, Jann Hopp, Rick Reese, Linda Craig

April 2022 minutes were approved, and will be reposted on the website.

GTA Member Forum: None. John expressed thanks to TBK for the use of their facilities.

New Agenda Items: Need for mailboxes to be discussed in new business

Treasurer's Report:

April Profit and Loss:

Net Income was a loss of \$6,278. Current month expenditures amounting to \$6,823, were limited to routine costs for the Water System support and Administration. Revenue booked for the month was \$545. Most of the revenue was from interest income.

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

Net Income YTD is \$458,076. 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 considering the recent large snow which is not yet reflected in our financial reports. All other expense categories appear favorable to budget YTD.

April 2022 Balance Sheet:

GTA's cash position remains strong. Our cash balance after reserves is \$509,705. Accounts Receivable was reduced \$15,709 from March reducing that total to \$52,810. The Accounts Receivable consisted of \$24,367 which are associated with legal action in progress, \$9,270 in delinquent accounts in which second notices have been sent to members with warnings of interest and late fee assessments, and almost \$20,000 non-delinquent accounts involving Special Roads Assessments being billed in May.

Miscellaneous Accounts Receivable amounting to \$136,608 are legal expenses and fines associated with legal action. GTA has been advised that these funds should be reclassified to Contingent Assets. This entry will occur after a written notice is received from our Auditor.

Committee Chair Reports

Water:

USAGE: There were no overusers last month. Two homes recorded a continuous leak. Jann has

contacted both, but is still waiting for their reply. Committee members found the leak on Tank H that started in March. It appears the homeowner on San Isabelle turned his own curb valve back on when the frozen water line thawed out; however, it was not properly turned on all the way allowing water to leak out of the weep hole on the valve. We lost about 100,000 gallons of water due to this action. This is why the Committee never allows homeowners to turn their own valves on or off.

SYSTEM MAINTENANCE: Members had to replace the electric fill valve on Tank I and are in the process of redoing the electronics to avoid future failure of the valve. The Committee is also draining and refilling tank C in order to turn well C back on.

Utility Technical Services is coming on June 1st to assist the Committee in finding the leak behind Overlook Drive served by Tank B.

Home owners are reminded to contact a member of the Water Committee in the case of any outages or other problems.

Forestry:

WILDLAND FIRE ACTION PLAN - Gary Craig is continuing to collect feedback from committee chairs and local first responders. After a discussion about the need to have a plan available for residents during the upcoming fire season, Gary will be asked to re-submit his current work to the Board, who will quickly review it before sending the draft to GT members, with the understanding that additional adjustments may be made.

EDUCATIONAL PROGRAMS - Judy Wait has arranged for a "Bad Bugs and Dwarf Mistletoe" field presentation with Katherine Hargrave, a retired CSFS forester. An emailed invitation went out to Game Trail residents the first week of May. The field walk will be June 4 at 10 a.m. with the lots yet to be determined.

On April 30, Dana Braatz facilitated a tree seedling planting workshop. There were 15 Game Trail residents that attended. Water restrictions were emphasized.

Kari Allen and Mark Winter are working on a letter to be used by all Forestry Committee members to invite neighbors to participate in a defensible space evaluation. Once the letter is drafted, interested committee members may send it to their own close-proximity neighbors. The Board also discussed the need to enforce rules regarding diseased and downed trees on lots that are not being maintained. (The Master Covenants state: "Each property owner shall maintain the trees on his tract in accordance with approved forestry practices for protection of his trees and trees on adjoining tracts.") Also, as members of a Firewise Community, owners have a responsibility to care for their property with fire mitigation in mind.

COMMON SPACE FUEL BREAK PROJECT - The 20-Acre Common Space Fuel Break Project should be in full swing by mid-May. The logger expects it will take about a month for his part. The logger may not need to use Game Trail roads if he can access through Adventures Unlimited. Kari will organize several opportunities for volunteers to work throughout the summer to pile slash in preparation for next winter's burn and to rehabilitate the ground. Game Trail is responsible for 300 volunteer hours as its in-kind contribution to the grant.

GRANT-FUNDED FIRE MITIGATION WORK FOR SOUTH & SOUTHWEST GT - We are waiting to hear from Kent Maxwell from the Colorado Firecamp regarding meetings with owners that will be involved. This is a

crown thinning and understory treatment project for lots either adjacent to the National Forest or CR365 and is a training program for future sawyers and wildland firefighters. This grant is offered through the Colorado Strategic Wildfire Action Program (COSWAP).

ACC:

The Committee reports no specific ACC issues to discuss with the BOD this month. With 13 homes under construction and three more approved and waiting for a builder, members are busy with many projects going, and a lot of communication(s), but things appear to be running smoothly at the moment with both homeowners and contractors seemingly happy with the process.

There was concern regarding the difficulty in getting insurance coverage on both new and existing properties, due to our proximity to heavily treed areas. The Board discussed revisiting the proposed Fire Station that was tabled some years ago.

Commons:

Signage and Vandalism

In response to the vandalism that has occurred at the Slash Pit, Todd had Ridgeline make another sign at a cost of \$81.00. A payment request was submitted to administrative assistant, Jan Johnson. It was clarified that the Roads Committee is responsible for signs on the roadways, while the Commons Committee is responsible for signs involving communication within the subdivision.

Jack Bell has arranged for Dave Anderson to refurbish two Game Trail signs at the entrance of Great Peaks and the Mail Center for \$500 each. This is the more cost-effective option primarily for two reasons: another bid to replace the signs was \$70,000, and the signs can be reconditioned with less investment in time and materials, particularly if the same paint colors are used. Scanning and updating the GT Subdivision sign at the Mail Center is in process.

John will ask Jack to revisit Denny's recommendation regarding changes to GT's video surveillance system.

Trash Center

After discussion, the Committee had the contractor re-position the trash and recycling bins in order to try to minimize neighbors' views of the bins.

There has been an increase in the number of discarded boxes that are not flattened for recycling. This creates a problem for other residents because boxes that aren't collapsed take up too much room. Committee members will forward the residents' information to Carla who will send out form letters and/or emails to the involved parties.

Excess Vehicle Parking during Phase 4 Fire Risk – Wildland Fire Action Plan

After considerable discussion regarding parking vehicles along the road to the Slash Pit, the Committee is unanimously opposed to allowing parking of any vehicles in any Common area, including the Slash Pit road. Although we would like to provide this community service, it is not advisable for the following reasons:

- 1) Regardless of the height of the grass, catalytic converters heat up to 500 degrees very quickly and are known for causing grass fires;

- 2) During high fire risk conditions, the wind would make parking in any meadow areas, or within Game Trail an inappropriate, unsafe place to store vehicles;
- 3) If we allow parking during emergency conditions, it would be difficult to prevent residents from parking at the Slash Pit at other times;
- 4) A volunteer would be required to record information about the vehicles, their owners and contact information during emergency conditions and it is unlikely that anyone would be available;
- 5) If residents have evacuated, it would be difficult to get them to move their vehicles promptly once the fire danger has passed;
- 6) The Committee is concerned that Game Trail would have potential exposure for any damage to vehicles that may occur, during an emergency situation that we would be unable to control or mitigate.
- 7) We believe that there would be increased risk to residents due to the increased congestion along Great Peaks caused by the time and likely backlog occurring due to parking.

The Committee suggests that Fire Evacuation Planning instead consider a) contacting county facilities that may have parking available in other locations, for example, the local schools, etc. to determine if it would be possible for Game Trail residents to temporarily use their parking lots and b) consider advising residents to move one or more of their vehicles earlier to a safer location, for example, during Phase 3, if they do not wish to drive all their vehicles out of the subdivision during an emergency evacuation.

The Commons Committee also applauds the effort and thoroughness in the development of the proposed Fire Evacuation Plan.

Snow Fences

Rick removed snow fences at Wellhouses A and B.

Dog Runs

Rick has dragged the west dog run and just cut the east run and they are in good shape for usage.

Cheatgrass

On May 10th at 9 am, members of the Committee and volunteers met at the Mail Center to remove rocks prior to the planned mowing. Additional volunteers also will be sought for taking pictures of the cheatgrass to get a baseline. Jerri Caskey has agreed to assist in this effort. The Cheatgrass article was published in the May newsletter. Rick Reese has spoken with Steve Miles regarding our budget and anticipated schedule for mowing. As the cheatgrass has not grown significantly yet, the likely date of mowing is late May to early June. Jack Litvay brought a native plant (likely wheatgrass) to the meeting and expressed concern that mowing would kill this plant. Don explained that as it is a perennial, it would regrow after mowing.

Easement Issue

Neighbors have contacted Todd regarding trespassing on private property near an easement to the National Forest. Todd has encouraged the residents to clearly mark their property and put up no trespassing signs. The three neighbors involved are now communicating with each other to develop a plan. The Commons Committee is not involved in a private property issue. In the future, volunteers may consider placing markings along the actual easement.

Building Needs

Jack Bell contacted Denny Witte, Finance Chair, to postpone the start of the Commons Building for at least one year. He will communicate that increased funding will likely be necessary due to the increased cost of construction materials and labor.

Roads: The Committee is ramping up roadwork for the summer. Dave and Rick drove every road in Game Trail and assessed what needs to be done on each. Durablend will be applied to some secondary roads. Other projects, including signage, are in the works.

Communications: Alerts-Notices

Topic	Date Sent
Reminder: FREE Seedling Clinic April 30	April 20
Stage 1 Fire Restrictions on BLM Public Lands	April 22
Monitored Burn in Area, Weather Permitting	April 24
Chaffee County Enters Stage 1 Fire Restrictions	April 28
Game Trail May Newsletter	May 1
Bad Bugs & Dwarf Mistletoe Workshop	May 3
Help Needed on Tuesday, May 10	May 5
Game Trail Shines in Defensible Space Video	May 7
Campfires Illegal Along CR365 and Forests Near Game Trail	May 8

Website

- Game Trail Firewise Assessment Posted on Forestry Webpage
- News Tab on Home Page now has Announcements and Newsletters divided into sub-tabs to make each topic easier to access

Other

- Timetable dates for the 2022 Annual Business Meeting packet have been set to meet voting and ballot procedure deadline rules. It was decided at a planning meeting of the President, VP, and representatives of the Communications Committee that the process will start one week earlier this year to allow for delays in the USPS.

The Board discussed the need to consolidate information sent out to members, with the understanding that exceptions will occur. Cam will send Linda links to some other organizations that use once-a-week style content.

Finance: No report.

STR: Jan is continuing to monitor homes that may not be complying with GT policy regarding STRs. Jan reviewed the three-step process for STR's in Game Trail and Chaffee County. Laura mentioned a possible need to look at some language in our covenants, which were written before STRs were permitted.

Nominating: Anna joined by phone to report on the continuing search for replacement board member terms (one 1 year and two 2 years). One candidate has agreed to run for a one-year term, but despite many calls and emails from the committee, there are still two outstanding vacancies for the board. The Nominating Committee requested help from the BOD, Committee Chairs, and Game Trail members in reaching out to any individuals who would be good for these positions. For those who do not wish to

talk to potential candidates directly, send the contact information for any potential candidates to [Anna Hargis](#). Additional reminders will be in the newsletter, at the mail center, and on the website. Deadline: 6/15/22

Communications received: None

Old Business:

IT Committee: Laura Deer, Linda Craig and Cindy Jacobson have developed an in-depth outline for the requirements for a new website with the goal that it would have more functionality and be easier for GT volunteers to maintain. Three documents will be sent to the three top vendors: ClubExpress, StarChapter and VistaWorks (current website upgrades). The Committee will ask the vendors to have the requirements documents filled out/ returned to us by June 3.

Once the completed requirements documents are returned, the Committee will tally the scores, discuss the results, and work on a report/ recommendation to the BOD for the July meeting.

Annual Meeting: The Committee had a productive first meeting, and discussed the issue of getting new homeowners who wish to participate in the home tour. The Board agreed to offer a \$50 gift certificate to those who participate.

New Business: Game Trail is out of mailboxes, so the decision was made to order three new sets of sixteen each that will also have parcel boxes. Each set is \$1875.00, but this purchase will sustain Game Trail mail service through the current increase in new homes. The Board discussed raising the one-time fee for mail setup from \$100 to \$200 to cover the costs of these new items. Luckily, volunteers will install them at no additional cost.

Given the on-going problem of staffing committees and the Board with volunteers, Dave expressed the need for strategic planning to carry Game Trail through the next decade and beyond. Several members volunteered to be on the new committee which will be looking at how long-range needs can be met.

Executive Session: At 3:19 Cindy motioned the Board to Executive Session. Cam seconded. Motion passed.

Meeting Adjourned: The Board came out of Executive Session at 3:50 and the meeting was adjourned.

Next Board meeting: 1:00 on June 8, 2022 at TBK Bank.