

Game Trail Association



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GTA Board Meeting

Called to order by Carla Seyler, June 8, 2022 at 1:00 p.m. Meeting held at TBK Bank and on Zoom.

Attendance: Carla Seyler, Cam Torrens, Don Caskey, Cindy Waskom, Jan Johnson, Todd Allen, Kari Allen, Sandy Long, Rick Reese, Anna Hargis, Denny Witte, Jan Hopp, Tom McCorkell, Tony Pearson, Jill Leneweaver, Glen Suhren, Connie Suhren, Chuck Dorsey, Barb Meinecke, Harold Johnson, Bill Waldorf

May 2022 minutes were approved and are posted on the website and at the mail center.

GTA Member Forum: None

New Agenda Items: None

Treasurer's Report: May Profit and Loss: Net Income was a loss of \$49,104. Current month expenditures amounting to \$49,704 were much higher than incurred for the last several months. Contributing to the higher expense were payments for mailboxes, annual audit charge, April trash service booked in May, legal fees, and snow removal for the late April snow storm. Revenue booked for the month was \$600.

May 2022 Profit & Loss Budget vs Actual (YTD): Net Income YTD is \$408,972. Revenue continues to exceed budget primarily due to fines and interest associated with legal action. Snow removal expenses remain high this year, \$44,817 YTD, leaving only \$5,185 in our budget for the fall and early winter. All other expense categories appear favorable to budget YTD except for the mail center expense for mailboxes which was not anticipated in our budget for 2022.

May 2022 Balance Sheet: GTA's cash position remains strong. Our cash balance after reserves is \$478,276. Accounts Receivable was reduced \$17,675 from April reducing that total to \$35,134. The Accounts Receivable consisted of \$21,367 which are associated with legal action in progress, \$5,395 in delinquent accounts in which second notices have been sent to members with warnings of interest and late fee assessments, and the balance is un-delinquent accounts involving Special Roads Assessments 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.

Don reviewed the restated 2021 Statements and Tax Return from our auditor and there were no issues of concern.

Committee Chair Reports

Water: There was one over user in May. A house on Yale Crest used over 18,000 gallons. Walt was able to find identify the house on May 22 before our normal monthly readings. The home owner was not at home for the weekend when it started, but he checked all his toilets and that is when the usage stopped. Homeowner will be assessed a fee.

There were two houses with continuous leaks, both under 7,500 gallons of usage. These are the same houses that had a leak last month. Have left messages but have yet to get any response.

System Maintenance - May 11: The chlorinator pump was working even though Well B was off. Determined that the Well B pump stopped working because the debris filter was clogged with black sand. We will have to clean the filter more often. Also, we are looking into raising the pump a few feet so it won't bring in as much sand.

May 12: Completed quarterly check of well levels. Turned well C back on to fill the tank; however, transfer pumps will not be activated until water tests results are in.

May 19: Walt and Bob installed a solar charge controller and upgraded the tank fill controls on Tank I. This will help prevent any more failures in the electric control valve and will better protect our batteries. Committee members will install the same units at our other solar powered stations (P and G).

May 20: The water valve testing was completed in 2.5 days. Special thanks to Don Caskey, Larry Gleeson, Rick Reese, and Bill Silvestri who did the valve testing and did an excellent job! Don created a report with the issues and concerns and we have requested Miles to address them.

May 22: Walt found the house on Yale Crest that had a leak.

May 31: Utility Technical Services was unable to find any leak in the section between Overlook and Main Range (Tank B) using sound equipment. Various sections will be turned off overnight to verify which section is leaking.

June 4: Turned Well C back on after bacterial sample test.

Management and Administration – The Committee has started the process to get a new well in the meadow area, contacting Wright Water Engineers for their help in getting this lengthy process rolling. Tony questioned whether funding of this new well was included in the budget. Jann indicated that since this project will be at least two years away, it will be when the time comes. Monitoring System project update: Sandy is still 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 – We will be shutting off sections at night to continue to look for the leak off Tank B. May need some email alerts.

Forestry: Version One of The Wildland Fire Action Plan was approved by the Board on May 28 and emailed to Game Trail owners on May 30. The plan and checklists have also been added to the Forestry Committee webpage. If there is interest, the Forestry Committee may offer small group meetings over the summer to review the plan. There will be a brief presentation at the September annual meeting to highlight the plan as well. Later this summer, Gary Craig will present a briefing to

the Board on aspects of the plan that were not included in the approved first version so that the Board may discuss any sustainability and liability questions. We owe a HUGE thank you to Gary for all his tremendous work on this exceptional plan!

On June 4, 13 Game Trail residents participated in a “Bad Bugs and Dwarf Mistletoe” field presentation. Katherine Hargrave, a retired CSFS forester was the presenter. Judy & Chip Wait hosted the walk-about on their National Forest Drive lot. The committee may offer a similar workshop in the fall on a pinon-dominated lot.

Work has begun on the 20-Acre Common Space Fuel Break project. The logger’s part looks like it will be done by the end of June, maybe mid-July. In mid-June, available Forestry Committee members will walk the common space and discuss land rehab ideas. Later this summer, Kari Allen will organize opportunities for volunteers 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.

The Game Trail Forestry Committee is helping to facilitate a grant-funded project being led by Kent Maxwell who is the Battalion Chief for the Chaffee County Fire Protection District (CCFPD) and the founder of the Colorado Fire Camp (CFC). The grant is funded by the Colorado Strategic Wildfire Action Plan (COSWAP) and is being called the Game Trail & Trail West Shaded Fuel-Break project. A meeting for interested owners is scheduled for June 18 at 2:00 p.m. Sandy Long suggested the group meet at the water station on Aspen Turn. At the meeting Kent Maxwell from the Colorado Firecamp will describe the project and answer questions. Forestry Committee member, Dana Bratz will be the meeting host.

Work for the upper elevation mixed conifer lots is scheduled for June 28-July 1 and August 2-9. Kent also said more owners along Aspen Turn, Eagles Ridge, Mountain Top and Creek Run could participate. An email will go to these additional owners this week. Work for the lower elevation pinon-dominated lots along CR365 will be scheduled for the fall. This is a crown thinning and understory treatment project for lots and is a training program for future sawyers and wildland firefighters. Owners will have the final say on whether they participate and what they want done on their lot. Kari asked the Board for an opinion about using the precedent set on a previous forestry project regarding the cutting of trees. The Board asked Kari to write up the motion and agreed to vote on it electronically.

Although not really a Forestry Committee activity, at Kim Marquis’ request, the committee has organized a meeting for Game Trail residents to learn about Chaffee Rec Adopters and explore any interest in a Game Trail “chapter.” Kim is the outreach coordinator for Envision Chaffee County. Interested Game Trail residents are meeting at the home of Dennis and Julie Diaz at 4:00 on June 9 to hear about the program and activities of interest to Game Trail. Approximately a dozen residents are expected to attend the meeting.

ACC: There are 294 homes currently with 12 under construction and 2 approved yet to begin, which makes us currently at 308 homes. Game Trail has 438 total lots, with 132 lots yet to be developed. There are no other pressing ACC issues on the agenda, other than continuing to look for new

committee members. The project summary shows that there is a lot going on in Game Trail, but things may be starting to slow down just a bit.

Commons: The Commons Team continues monitoring the trash/recycle center. Un-collapsed boxes continue to be a concern as they take up excessive space and cause the recycle bins to fill more quickly. Residents are reminded that pickup for our trash is on Tuesdays and Fridays, and recycle pickup is on Monday. Holiday weekends tend to fill up more quickly, so for those who can wait an extra few days before taking down your trash or recycle items, your cooperation is appreciated.

Tee posts marked in orange have flagged the Aspen Turn easement to the national forest. A sign that reads "Easement-Game Trail Only" has been installed. Discussion will continue on possible other options for this unofficial trail.

After Board approval, the Committee ordered and received 4 mailbox pedestals to be installed at the mail center—three pedestals with 16 mail boxes and two parcel boxes, along with one pedestal with just parcel boxes (since more mail orders are taking place). The pedestals will take care of the next 48 new home applications we receive, and there are already 6 owners just about ready to submit new home applications.

A proposal was made to the board regarding the cost of the mail box pedestals, which came to \$10,000 (\$2,500 each). Even though Commons members will install the pedestals to save on labor, the money for this expense is not in the budget. Since this is an expense due to the increased number of new homes being built in our community, the Commons Committee proposes to off-set the expense of the pedestals by increasing the New Home Application fee from \$100 to \$250 (+\$150). Sixteen mail boxes per pedestal at \$250 per box=\$4000 total per pedestal would cover the cost. After some discussion, Denny with Finance recommended waiting on this decision until the Finance Committee can meet and evaluate the situation. The Board agreed to wait until next month.

Additional upcoming Commons initiatives include:

Lodge pole fence repair throughout the Commons area

Noxious weed control. We will enlist Miles Construction to mow cheat grass along Great Peaks and Elk Meadow in the next 2-4 weeks.

Research for new security cameras

Refurbishing GT signs at the main entrance and mail center

There was also discussion about the need for action on the newspaper box rack at the mail center. The consensus was that most people now receive their papers electronically, and the winds tend to scatter uncollected papers around the area. Commons proposes taking the newspaper rack down. No action will be taken until residents have been notified.

Roads: Summary: Road improvements and maintenance continue. Elk Meadow has been graded and DuraBlend applied. Northwoods Cir. has seen major work with drainage improvements, added material, grading, and crowning and is waiting for DuraBlend. Main Range has been graded and is waiting for DuraBlend. DuraBlend is used on our roads to act as a binder and to control dust. It is more environmentally friendly than previously used products, such as Mag Chloride. DuraBlend is in short supply. Often, we find out about a DuraBlend application the day before. We will do our best to notify the residents on the affected roads. DuraBlend dries in approximately 24 hrs. We continue to

work with Miles construction building a stock pile of blended material at the slash pit, and to acquire DuraBlend for our roads.

Three road sign posts have been replaced—one from an accident, and two from rotting out at ground level.

In Progress: Road maintenance and improvements project; reorganize slash pit and put out signs; 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 post.

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:

Topic	Sent
Call for Game Trail Board of Directors Candidates	May 9
Bears Too Smart for Their Own Good	May 17
Game Trail Rec Adopters Meeting – June 9	May 19
What’s Happening in Game Trail – May 25 <ul style="list-style-type: none"> • Invasive Weeds: Pull and Bag for Dumpster • Rules to Share with Your Visitors to Game Trail • Game Trail Rec Adopters Program Meeting on June 9 	
Be Ready for Fire Season-Game Trail Announces Action Plan	May 30
Roadwork on Elk Meadow on June 2 nd	June 1

Website: The Wildland Fire Action Plan and the WFAP Checklists have been posted on the Forestry Committee page.

Finance: No report. Finance will meet soon. Welcome to Bill Waldorf who is joining the Committee.

STR: No new applications. There is one owner who has not been approved but is still advertising. Jan is aware and has contacted this individual. Three other owners are on the Chaffee County waiting list for STR approval. Jan calculates there are 14 STR’s in Game Trail.

Nominating: Summary: 2022-2023 Open board positions confirmed:

- 1-year term vacated by Don Caskey
- 3-year term vacated by Cindy Waskom
- 3-year term vacated by Cam Torrens

The Nominating Committed has communicated board openings/instructions for nominations to Game Trail members via email, website, and mail center in May. The search for three replacement board

members who will start in September, 2022, has been completed. Jill Leneweaver has agreed to a one-year term - Tom McCorkell has agreed to a three-year term - Scott Read has agreed to a three-year term. Jan Johnson, representing the Finance and Administrative Assistant for GTA, confirmed eligibility of the committee's recommended nominees to the Finance and Administrative Assistant on 5/28/22. Preliminary bio's were prepared and sent to the BOD and committee chairs to preview.

There have been no known other nominations from the GT community (via form) so far. At-large nominations from the GT Community can be submitted using the form until 6/15/22.

The Committee will continue its work in June after the GT BOD nominees are approved at the June meeting. They will request/compile/format biographies for each approved nominee in early June. Biographies and photos will be submitted around June 23 – 25 to the Finance and Administrative Assistant so the information can be prepared for the Annual Meeting packet. The Proxy / Ballot form will be prepared and sent to the Finance and Administrative Assistant by the end of June to include in the Annual Meeting packet.

Communications received: An Internet company put up signs in Game Trail which is against our covenants. The signs were taken down.

Old business:

IT Survey: Laura is ill, so no update.

Annual Picnic: Jill is contacting Spark Provisions (GT residents) regarding food options. Jan has reserved the Community Center in case of bad weather, though it only has a 110 person capacity. There will be three homes on the tour this year.

New business:

Strategic Planning: Twelve members of the group met in late May and collectively identified six areas that require our attention:

1. The need to increase volunteerism and joy of service;
2. Our aging infrastructure and likely need to identify additional resources in the future, including for water, roads and GT support buildings;
3. Recognition that with an evolving community, (more part time as well as younger, non-retired residents) increased outsourcing will be necessary, with a likely increase in dues;
4. Due in part to COVID as well as growth, there is a sense of loss of community and need for increased social activities;
5. The need to review and update GTA's governing documents to better reflect the needs of our dynamic community and changing times;
6. Increased administrative demands, including a need for a better website and record keeping.

Jan Johnson will attempt to locate previous long-term plans developed by Game Trail founders and early residents. The idea of identifying a facilitator to help us develop a path forward and plan for the future was also discussed.

Each committee participant will consider other potential members for the planning committee - to be discussed at the next meeting. We probably shouldn't expand the planning committee to more than 20 - 25 individuals for logistical reasons.

In terms of activities we can begin now, we discussed: 1) increasing social activities for residents; (2) establishing a welcome committee (made up of more than one resident); (3) having an annual newcomers welcome; (4) supporting the work of the IT Task Force; (5) supporting the work of the water committee in pursuing a new water monitoring system; (6) obtaining ballpark pricing for a design for a Commons building; (7) looking for ways we can separate functions that make it easier to manage Game Trail needs, as exemplified when we separated Roads and Commons committees.

It was also agreed that a town hall type meeting with residents to obtain their participation in this process would be essential. Prior to engaging a facilitator and scheduling the town hall meeting, we will need to obtain approval of the BOD. The Committee will meet again on July 12.

Hybrid meetings: It was agreed that the hybrid meeting was better attended and worked well, but could be improved with better Wi-Fi and a larger screen to view participants. Other facilities will be considered for future meetings. The Board approved a motion to offer hybrid meetings until further notice.

Executive Session: At 2:38 the Board adjourned the regular meeting and went into Executive Session.

Meeting Adjourned: The Board came out of Executive Session at 3:05 and the meeting was adjourned.

Next Board meeting: July 13, 2022. Location TBD