

Game Trail Association



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GTA Board Meeting

The meeting was called to order at 1:00 pm by President John Jacobson. Meeting held at the Fellowship Hall of Congregational United Church of Christ and on Zoom.

Attendance: John Jacobson, Carla Seyler, Cindy Waskom, Don Caskey, Cameron Torrens, Denny Witte, Rick Reese, Sandy Long, Jill Leneweaver, Jan Johnson, Rory Loebig, Robert Bertram, Kari Allen, Todd Allen, Gary Craig, Linda Craig, Anna Hargis

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

GTA Member Forum: None

New Agenda Items: President Jacobson added two new agenda items: A concern about ATVs in Game Trail and a proposal to limit the number of days of the week for construction work.

Treasurer's Report: July Profit and Loss: Net Income was a loss of \$55,561. The significant expenditure for August was \$45,106 for road maintenance and restoration. The remaining cost was mostly routine expenditures for our water system and administrative costs.

July 2022 Profit & Loss Budget vs Actual (YTD): Net Income YTD is \$372,395. Overall, Revenue continues to exceed budget primarily due to fines and interest associated with legal action. Most expense categories appear to be on budget YTD except for the mail center expense for mailboxes which was not anticipated in our budget for 2022 and Snow Removal.

July 2022 Balance Sheet: GTA's cash position still remains strong. Our cash balance after reserves is \$349,676. Accounts Receivable has been reduced to \$25,303. Most of the Accounts Receivable is associated with legal action in progress.

Committee Chair Reports

Commons: Gary presented a feasibility study regarding updating GT cameras in trash and slash pit areas. The cameras in question work well, but there is not a method of bringing in law enforcement to deal with non-residents unless we can demonstrate they are trespassing. The issue continues to be a work in progress.

Water: Usage: There were 6 over users in July. One homeowner was our repeat offender and will be fined \$550 for using over 13,000 gallons in the month. Three homeowners were repeat offenders and all three are Short Term Rentals. One homeowner has not previously exceeded 7,500 gallons and has been notified. Another homeowner has not previously exceeded 7,500 gallons but also showed up as a continuous leak (8-14 days). This homeowner has been notified of the overage and the possibility of a leak. A house on Valley View has been on the continuous leak report for several months. We have determined that it is a leaky toilet. A plumber was not able to find a problem so we will determine which toilet is the culprit and assist in the troubleshooting.

System Maintenance:

- a. July 11: Steve Vittum serviced/exercised all the fire hydrants and all are in good working order. Thanks to Steve for his expertise and service!!
- b. July 5, 19: Station D to Tank A transfer pump was not working. Reset contactor both times to resolve the issue.
- c. July 17: Located the leak off Tank B in a service line to a house on West Ridge. The line was fixed on July 21. There was a 1 inch split in the black pipe likely caused by a rock on top of the pipe. Homeowners are financially responsible for repairs to house service lines.
- d. July 26: Battery in Vault outside Tank G was losing voltage. Noticed that inverter was on and valve was not fully closed. Manually reset valve and replaced battery in vault and at Tank G Station.
- e. July: Miles repaired the service line leak at the house on National Forest. As reported last month, this section of pipe was severed when an addition was built on this house about 10 years ago. At that time, the contractor repaired the line. In repairing the line this month, Miles found that the pipe was completely separated. They had used PVC water line to repair the copper pipe and used Sharkbite connectors. The Sharkbite connector came apart because parts of it had been eaten away. Sharkbite connectors can be used underground if they are wrapped with silicone tape to avoid any contact with the soil. There was not silicone wrapping on these connectors and that is why they failed.
- f. August 2: Took pictures of curb valves of new houses (Group 1). This helps us locate the curb valves if homeowners need the water shutoff during emergencies. Will take pictures for Group 2 on August 11.
- g. August 5: Don Caskey prepared and uploaded the report of estimated outdoor usage to Colorado Division of Water Resources. Thanks Don!

Management and Administration

- a. New Well: Background: Game Trail has 4 wells. Well D, on the meadow, is our most productive, providing 56% of our water. In the past few years, we have had to turn Well C off for 4-6 months of the year because its water level is too low. Well B has lots of sand and needs to be raised a few feet. Re-drilling Well A or Well B is not a good use of money. The Water Committee is proposing to drill a new well on the meadow to provide a backup to Well D and to accommodate the full buildout of Game Trail.
- b. Proposal: A study was conducted 11 years ago by Wright Water Engineers that identified new well locations and cost estimates. We have re-engaged them to update the study and start the project. They have contacted the well driller who can drill a well in the next few months for \$35k. The engineering fees for this first part of the project would be around

\$20k. In the next few months we will get an estimate for the 2nd part of the project. The estimate they provided 11 years ago was \$224,000 for the complete project. Therefore, I'd like to place \$55,000 in the view for 2022 and \$215,000 for 2023.

- c. Urgency: There are a few reasons for some urgency in getting a new well. First, prices will continue to go up and timeframes may be extended. The recent quote for drilling the well only has not gone up since the first quote 11 years ago so we want to jump on it while we get the chance. Secondly, we want to make sure to complete this while we can leverage those that were involved in previous wells. Third, we need a backup to Well D and to be able to handle the final houses that are built in Game Trail.
- d. We have received a proposal from Timberline for a new Water Monitoring System. The quote is for \$9,840 but does not include some custom reports. We will be evaluating the proposal and getting more information.

4. Items needing Board Attention – Sandy highlighted the importance of timing on executing a new well and suggested we should allocate the money sooner, rather than later to take advantage of low prices and current expertise. This led to an extended discussion about how the reserves cannot currently handle this project at this time without altering the reserve plan (other well re-drill, monitoring system, new well hook-up costs, etc.). Rick brought up how a new well could tie into our discussions on the fire station and fire hydrants. Carla reminded the meeting that the Strategic Planning Committee is still in the “broad brush” stage of figuring out long-term goals in Game Trail and the well project was too specific and short range for the committee to address at this time. Don and Denny said that the Finance Committee would meet to discuss reserve funding, and the importance for the Water Committee to obtain more solid estimates of the new well costs.

Forestry: Educational Programs: The Forestry Committee sponsored a free workshop on Pinyon Pine tree health on Monday, August 8 at 9:00 a.m. The workshop, led by Forester JT Shaver from the Colorado State Forest Service – Salida Field Office, focused on Pinyon tree health including common pests and diseases along with options for managing them. Thank you to Judy Wait for arranging this workshop.

Game Trail & Trail West Shady Fuel Break Project: Thinning took place on Aspen Turn in early July. By early fall, work will begin on Mountaintop, Creek Run and participating lots on Trails End, Princeton Hills, Princeton Circle and Cougars Ridge that are adjacent to CR365. Prior to that, grant leader Kent Maxwell from the Colorado Fire Camp and Dana Braatz or Kari Allen from the Forestry Committee will meet with owners to help them mark their trees. We have learned that these marking sessions are a great opportunity to work one-on-one with owners regarding wildfire mitigation and forest health education.

This week, Kent Maxwell submitted an application for a supplemental grant to cover slash pick-up and disposal. In the case this secondary grant is not awarded, the Forestry Committee will inform owners that they must take care of their own slash. We believe this may cause some owners may drop out of the program; however, the Forestry Committee doesn't have the volunteer-power to pick up the slash. We realize this may be disappointing to some owners, but we will remind them that there is still great

value, both financial and in risk reduction, to continue participating in this grant project. We will also provide contact info for local tree services and handyman-type services that could be hired by the owner to remove their slash.

20-Acre Open Space Fuel Break Project: A detailed message was sent to owners on August 7, updating them on the project, describing the debris and rehab projects, and requesting volunteers. This is a large undertaking! An email alert will be sent out to GT members, underscoring the need for help. Ten, two-hour shifts will begin August 23 and run through October 1. There are both weekday and weekend shifts, allowing even working owners to participate.

Dana has offered his compact tractor, and the Allen's and Wait's will provide ATV's and small trailers to ease the work. Forestry Committee members Tom McCorkell, Gary Craig, Fred Balmos, (tentatively) Judy Wait, Dana and Kari (so far) have offered to be group-leaders for volunteers. The group will meet August 18 for training.

Game Trail's Slash Management: The Forestry Committee met with Kent Maxwell on July 14 to discuss a long-term slash management strategy. We were under the impression that Game Trail's large winter slash burn may no longer be an option in a year or two. During the meeting, we learned that is not necessarily the case. However, we believe it is in everyone's best interest to move toward meeting the guidelines of the Colorado Certified Burner program <https://dfpc.colorado.gov/certifiedburnprogram>. This information will be shared with the Roads Committee, who is in charge of the pit and the slash burn, to support them in this endeavor.

Forestry Committee Construction-Related Tree Removal Approval: There have been some recent incidences of contractors removing trees for construction purposes without first gaining the required Forestry Committee approval. This requirement is clearly spelled-out in the Architectural Control Policies and the various ACC applications. It is also included in the construction approval letter issued by the ACC. To strengthen the communication, the letter's reference has been replaced with a more detailed and forceful paragraph.

ACC: Todd presented the ACC report. He brought up the concern about construction work on the weekends and the associated noise. Gary described the non-stop work happening on Princeton Circle. Several board members mentioned that any work you could get done on new home construction these days is a good thing and we shouldn't limit their days (we already limit their hours.) President Jacobson disagreed and moved we limit construction work to 6 days a week. There was no second. The motion was tabled.

Roads: Game Trail was able to get two loads of Dura Blend and applied it and blended material to Eagles Ridge and National Forest. Rick explained they are going road by road (main roads first) with Dura Blend when it is received until all are complete. The addition of blended material and grading has been completed on Creek Run, Mountaintop Dr. and Aspen Turn, and Dura Blend will be applied when it can be obtained.

Rick also informed the board that, working with Miles Construction, the Committee will perform drainage work (adding culverts) on Buck Brush because of the road damage in that area from rainfall and runoff.

Communications:

Alerts-Notices Sent:

Get Permission Before Collecting Firewood	July 13
Durablend® Applications on July 15 and 18	July 15
Reminder for FREE Workshop on Pinyon Pine Tree Health	July 19
Packet for Annual Business Meeting	August 1
Gluten-Free Options for Annual Picnic	August 4
Have you Received your Game Trail Annual Meeting Packet?	August 5
Open Space Fuel-Break Update and Volunteers Request	August 7

Alert-Notice reminder will be sent out on Monday, August 15 to return proxy and RSVP for the picnic and business meeting.

Website Updates: Nothing other than the standard announcements

Loretta Kyle has taken over the Newsletter creation/production from Kari Allen. Committee chairs are requested to send her your articles by August 20. If you prefer, you can call her and relay important information, or you can email your info to her in bullet form, and she will write the article.

By sending out a follow-up alert-notice regarding gluten-free menu options at the picnic, it was discovered there were people who did not receive the original email containing the business meeting packet. Further checking into our server indicated that these emails did get delivered; the glitch has to do with the recipient’s server. Since attachments on an email increase the likelihood of a recipient’s server preventing delivery, the solution to the problem for now is to send a follow-up email without an attachment to all 448 registered Game Trail email accounts, asking for a response from anyone who did not receive the original email. Linda then resends the packet from her personal email address one at a time, asking the recipient to let me know they received it. The success rate on this is excellent, but time consuming. Residents are encouraged to check their provider or Google for steps on how to approve Game Trail as a sender to ensure delivery to their inbox.

Finance: Nothing significant to report

STR: No report

Nominating: Anna Hargis reported the nominating committee's work is on track and our three candidates will be on the ballot in September. New Board member orientation is Aug 15 from 1:00-4:30.

Communications received: The construction work days issue was discussed during the ACC presentation. John presented draft language to clarify our position on ATVs. Kari Allen directed the board's attention to the vehicle regulation, which already details GT's ATV rules. All agreed that contact with violators is the best means of enforcing proper behavior. John and Carla will call offenders.

Old Business:

IT Taskforce Recommendations – A decision made to wait until the new board is in place before evaluating a new IT system.

Planning for Annual Meeting/Picnic/Home Tours – John discussed the agenda with registration starting at 9:15 and the meeting going from 10:00 to 11:30, with lunch to follow. Jill Leneweaver discussed logistics, supply and labor for the annual event.

Strategic Planning Meeting Update – Carla updated the board on the status of the facilitator. The strategic planning process is nascent, but on track, and should have progress to report by October 2022.

New Business:

Rory Loebig (GT resident and insurance expert) and Robert Bertram's (Chaffee County Fire Chief) presented considerations for a Chaffee County Fire Station project on Game Trail property. Rory described the growing danger of wildfires (9 of the largest 20 fires have occurred in last three years) and the difficulty of obtaining fire insurance for Game Trail residents. He noted how much has been done by the Forestry Committee but also said more can be done. Robert gave a briefing on Chaffee County Fire and discussed how a fire station on Game Trail was discussed in 2013 and, in fact, a quit claim was approved for a plot of GT land close to the entrance of Adventures Unlimited on 361. The project was never executed, but is still a possibility. The proximity of such a fire station would put most of Game Trail within five miles of the station and help meet insurance requirements. It would also significantly increase the response time for fire teams to address a GT house fire. The station would also benefit Adventures Unlimited, Three Elk, Four Elk, and neighboring houses on 361 and side roads. Chief Bertram talked about the importance of volunteer participation if a station was built, but also said it would be built with residence capacity so that it could be staffed with CC Fire members. He also mentioned CC Fire has enough vehicles. Cam Torrens asked if a dual-use station was feasible (i.e. could GT contribute resources for a storage facility, office space, conference room (as part of the project) for GT use?) Chief Bertram said this was possible.

Don Caskey moved that GT further explore the feasibility of a fire station project. Cam Torrens seconded. The motion passed.

House Bill 22-1137: John provided a written review of the bill's impact on GT; one prepared by Judy Curran and the other by Don Caskey. After legal review, the Board will look at how GT's rules and regulations need to adapt to this new law.

Executive Session: At 4:05 the Board adjourned the regular meeting and went into Executive Session.

Meeting Adjourned: The Board came out of Executive Session at 4:18 pm and the meeting was adjourned.

Next Board Meeting: Saturday, Sept 10, 2022 – 9:15 AM. Location – Annual Meeting