



## GAME TRAIL 2022 PRESIDENTS REPORT

### WELCOME!

Welcome to the Game Trail Association (GTA) 2022 President's Report. My wife Cindy and I have been here for just over two years, and what a time it has been. New friends, new adventures, new opportunities and simply a great place to live. We truly do love Game Trail and are proud to be a part of this community!

### MISSION

Game Trail's mission "is to preserve this extraordinary private environment of nature for all the years to come."

### ANNUAL MEETING

Our Annual Meeting will be Saturday, September 10, beginning at 10:00 AM at the GTA mail center. Registration begins at 9:15 AM. Lunch will follow. An RSVP form is enclosed and is due by August 24.

### INFORMAL POTLUCK

There has been tradition to have an informal potluck dinner for all Game Trail members the evening before the Annual Meeting. If you are interested, please join us Friday, September 9, at 5:00 PM. Bring a dish or snack to share; your own plates, napkins and cutlery; and your own beverage. Tables and chairs will be available.

### VOTING FOR 2022 BOARD OF DIRECTORS

It is very important that you vote for new members of the GTA Board. Our bylaws require that we need at least 20% of the Members to respond in order to have a valid election, so every vote does count! Pictures and biographies of the Board nominees are in this packet. If you cannot attend the meeting or would like to vote prior to the meeting, please vote using the enclosed ballot/proxy form. Your mailed or emailed ballot/proxy needs to be received by August 29, or you may vote in person at the annual meeting on September 10.

### STATE OF THE HOA

Game Trail continues to grow and, in many ways, has become a complex operation. Some key numbers are:

- 1880 acres
- 440 lots
- 320 homes completed
- 13 homes under construction
- 18 miles of private roads
- Central water system
- Central trash/recycle center
- \$419K annual operating budget
- One volunteer Board of Directors with 5 members
- Nine important volunteer committees who are the life-blood of our Association

Jan Johnson continues to be our Game Trail Administrator and is the primary contact for new and existing property owners. She is knowledgeable in property information, accounting, administration and many other tasks. If you need information, Jan can be reached at [janlmenj2014@gmail.com](mailto:janlmenj2014@gmail.com) or 719-395-2742. Jan has my and the Board's thanks for doing her job well and making the Board's job easier.

### GROWTH

As we all know, Game Trail (note the numbers on page 2) continues to grow. With growth there is increased impact on our Game Trail resources. Areas impacted by growth include water use, the trash and recycle center, the mail center, traffic and roads, the administrative load, rules enforcement, along with committee work including Commons, Water, Roads, Forestry, and Communications. As growth continues, considerations will need to be made by the Association in terms of capacity and resources.

NEW HOME DATA					
	Under Construction Beg. of Year	Approved – Started	Completed	Under Construction End of Period	Approved – Not Started
2022 (thru 7/15)	14	4	5	13	4
2021	18	0	3	18	1
2020	13	11	5	19	
2019	13	8	8	13	
2018	15	10	12	13	
2017	8	10	3	15	
2016	9	7	8	8	

### COVENANT ENFORCEMENT

The GTA Board is charged with enforcement of all covenants, rules and policies. For them to have meaning, the Board has no choice but to enforce them; however, we do not purposely look for violations. Often, we receive Member concerns regarding possible violations that may require investigation and follow-up. Our approach is “gentle but firm” by notifying the Member either by a personal visit, a phone call or email. Usually, Members are appreciative of the notification, and in many cases, they may not even be aware of their violation. Most situations are quickly resolved. In a few cases where the response is not positive, the Board will use formal enforcement tools that are provided by our Covenants and Rules and Regulations.

### FUTURE WORK

As noted earlier, Game Trail is changing and continues to grow. There has been discussion the last couple of years about the need for our Association to do long-range planning. Earlier this year a committee consisting of approximately 15 people began that process. As of this writing, this group has met twice, and several areas have been preliminarily identified as needs to potentially address. These areas include:

- The need to promote active volunteerism and the joy of service;
- Addressing parts of our aging infrastructure including our water system, roads, as well as our growing need for Game Trail support buildings;
- Recognizing that with an evolving community (more part-time residents as well as younger, non-retired residents) outsourcing will be necessary, with a likely increase in dues;
- Recapturing our sense of community with increased social events;
- Review and update our GTA governing documents to better reflect the needs of our dynamic community and changing times;
- Addressing increased administrative support needs through a more robust website and recordkeeping.

As this group continues to meet, we will keep the Association informed of the discussions and possible recommendations.

Finally, I want each of you to know that your HOA Board is here to serve you and the Game Trail Association. Game Trail is a special place which is why many of us live here. We appreciate your questions, your concerns as well your interest in perhaps volunteering for a committee. I have come to know and appreciate in this past year that our committee leaders and volunteers are the life-blood of the Association. Without their active involvement and support, many of the good things about Game Trail simply would not be. Should you have the interest in serving on one of our committees, contact one of us on the Board or the committee chair. A listing of all the committees, their chairs, and members are listed in this packet. All who are a part of Game Trail are welcome to serve on a committee. I can assure you that volunteering is a great way to meet new friends as well as give you the opportunity to make a positive impact on our neighborhood. Thank you for your consideration to serve.

I look forward to seeing you at the meeting on September 10.

John L. Jacobson  
GTA President

# Game Trail Association



## 2022 ANNUAL MEETING SATURDAY, SEPTEMBER 10, AT THE GAME TRAIL MAIL CENTER AGENDA

**9:15 REGISTRATION**

**10:00 WELCOME** – President John Jacobson

- Potluck dinner last evening

**THANKS** to those who helped with today's meeting

- Picnic Chair – Jill Leneweaver
- Home Tour Organizer – Jan Pierron  
Homes on the Tour: Jeff & Laura Fuller, Ron & Peggy Cook, Tim & Maria Hendrick
- Setup Crew for Annual Meeting

**INTRODUCTIONS** of Guests and GTA Board and Committee Chairs

- Continuing Board – Carla Seyler and John Jacobson
- Retiring Board – Cindy Waskom, Cam Torrens, Don Caskey
- 2022 Board Nominees – Scott Reed, Tom McCorkell and Jill Leneweaver
- 2022 Committee Chairs  
**Water** – Sandy Long & Jann Hopp; **Forestry** – Kari Allen; **Commons** – Jack Bell;  
**Architecture** – Todd Allen; **Communications** – Linda Craig; **Finance** – Dennis Witte;  
**Short Term Rentals** – Jan Johnson; **Roads** – Rick Reese

**PROGRAM** - Wild Fire Action Plan – Forest Committee Chair – Kari Allen

**BOARD ELECTION**

- Introduce Nominees – Anna Hargis
- Call for Floor Nominations – John Jacobson
- Voting Instructions

**FINANCIAL REPORT** – Treasurer Don Caskey

**INTRODUCTION OF NEW GTA MEMBERS**

**PRESIDENT'S REPORT**

- The Year in Game Trail – Highlights
- Key Game Trail Rules and Regulations
- Importance of Game Trail Volunteers

**PRESENTATION OF KEN SIEFKEN VOLUNTEER OF THE YEAR AWARD**

**VOTING RESULTS FOR GTA BOARD** – John Jacobson

**FINAL ANNOUNCEMENTS**

- GTA Newsletter
- How to Request a Directory

**11:00 MEETING ADJOURNS**

**11:15 LUNCH**

**1:30 HOME TOURS**



**2022 ANNUAL BUSINESS MEETING / PICNIC / HOME TOUR  
SATURDAY, SEPTEMBER 10**

**INFO & RSVP FORM**

**10:00-11:00 AM - BUSINESS MEETING:** The meeting will be at the Game Trail mail center.  
GTA BOARD ELECTION: Included in this packet is your GTA Board ballot/proxy. Please either cast your ballot or indicate your proxy. We must receive ballots/proxies from 20% of our lot owners to achieve a quorum. Otherwise, the new board members are not elected, and we have to go through the time and expense to have a new election.  
FOOD DRIVE: Game Trail is again sponsoring a food drive for the Arkansas Valley Mission. If you would like, please bring a donation of any non-perishable food item.

**11:15 AM - PICNIC:** The picnic will be at the Game Trail mail center.  
Catering will be provided by Spark Provisions, and the menu includes the following:  
**Roasted Turkey** with artichoke hearts, house made basil pesto and fresh arugula on Focaccia  
**Roast Beef** with ripe tomato, onion and fresh arugula on Focaccia  
**Caprese** with fresh mozzarella, ripe tomato and fresh basil on baguette  
**Jicama Coleslaw** with cabbage, carrot and fresh parsley  
**Fusilli Pasta Salad** with kalamata olives, feta cheese, tomato, fresh herbs and olive oil  
**Assorted Chips and Bottled water** will be provided

**1:30-3:30 PM - HOME TOUR:** For those interested, come view three newly constructed Game Trail homes on this year's tour. To attend, pick up your name tag at the mail center before the business meeting or during the picnic. Thank you to the following hosts for sharing their homes with us in the Game Trail community:

<i>Ron &amp; Peggy Cook</i>	<i>Jeff &amp; Laura Fuller</i>	<i>Tim &amp; Maria Hendricks</i>
<i>30964 Fourteener Cr.</i>	<i>30306 Aspen Turn</i>	<i>30208 Columbia Pointe</i>

detach here -----

**RSVP FORM**

**MUST BE RECEIVED BEFORE AUGUST 24, 2022**

**Member name(s):** \_\_\_\_\_ *(If you prefer a different first name on your name badge, in parenthesis on the adjacent lines, please indicate what name you would like.)*  
\_\_\_\_\_

**Business meeting:** Number attending \_\_\_\_\_

**Picnic:** Number of members attending \_\_\_\_\_ Number of guests attending \_\_\_\_\_

**~ or ~** Sorry, but we will be unable to attend either the meeting or the picnic \_\_\_\_\_

!

by email to: [janlmenj2014@gmail.com](mailto:janlmenj2014@gmail.com)

~ or ~

by mail to: Game Trail Association  
PO Box 4110  
Buena Vista, CO 81211

# Game Trail Association

## 2022 BOARD CANDIDATES

### JILL LENEWEAVER – ONE-YEAR TERM



I was born and raised in New Jersey but heard the call to move west when I was in high school. I elected to attend college at the University of Wyoming (Go Pokes!) where I received a BS degree in Pharmacy. After graduation, I moved to Arizona where I thought I would enjoy a little fun in the sun for a couple of years. That couple of years turned into 37! I met my husband Mark, and we raised our three daughters in Chandler, AZ. While in Arizona, I volunteered with many organizations including Girl Scouts, National Charity League and leading a Wednesday evening children's program, Wacky Wednesday, at our church. I retired from working as a Pharmacist with Express Scripts in June of 2020, and we made the move to BV! Best decision ever!! We love the community and all the activities this part of Colorado has to offer!

### TOM McCORKELL – THREE-YEAR TERM

I recently retired from the home inspection business after seven years. I previously retired from the San Clemente Fire Department. My wife and I have been in Game Trail for two years and plan to live here part-time from April to October. I am an active volunteer of Game Trail's Forestry Committee. We have a home in San Clemente, California, and kids and grandkids will be keeping us there for the balance of the year. This community and area have a lot to offer. Safety is a main concern of mine in all facets like forest health, fire concerns and roads.



### SCOTT REED – THREE-YEAR TERM

I have been happily married for 39 years to Leza. We both grew up in a small town in Illinois. We have two great kids: Sierra 31-yrs-old and a fashion designer in San Diego, and Nash 27-yrs-old and in the Navy's Special Warfare Explosive Ordnance Disposal Unit stationed in Florida. I retired from a sales career in 2011 and since then have been enjoying family, traveling and volunteering part time including:



- Precious Lamb Preschool, Long Beach, CA – Faith-based school for homeless children: Volunteer as teacher's aide 2011-2019; Board Member 2012-2016; Board President 2014-2016
- Boat Works Lofts Condominiums, Wisconsin: HOA Board of Directors; Board Secretary 2016-2020
- 51:10 Youth Ranch, Nathrop, CO: Mentor for disadvantaged youth 2021-present.

Leza and I moved to Buena Vista and Game Trail in March 2021 and are active members of the Game Trail Forestry Committee. We love the outdoors, the seasons, and are very active. We LOVE Game Trail and want to do our part to protect this beautiful place!



**BOARD OF DIRECTORS BALLOT / PROXY FORM  
MUST BE RECEIVED BEFORE AUGUST 29, 2022**

With this form, you may **either** cast your ballot in advance of the September 10, 2022 business meeting, **or** you may indicate your proxy to vote on your behalf. If you'd rather, you may cast your ballot at the meeting. In that case, do not submit this form.

**TO VOTE NOW:** Mark THREE names with an "X" to cast your ballot.  
Nominees from the Nominating Committee and recommended by the Board:

- \_\_\_\_\_ Jill Leneweaver – 1-year term
- \_\_\_\_\_ Tom McCorkell – 3-year term
- \_\_\_\_\_ Scott Reed – 3-year term

**TO INDICATE YOUR PROXY BECAUSE YOU CANNOT ATTEND THE SEPTEMBER 10 MEETING:**

I (we) the undersigned Member(s) of Game Trail Association, Inc., and a Colorado nonprofit corporation (the "Association"), do hereby appoint (check one):

\_\_\_\_\_ The Members of the Board of Directors for Game Trail Association; ~ **or** ~

\_\_\_\_\_ The following named Association Member as my true and lawful attorney(s) with power of substitution for me in my name to vote at the annual business meeting, or at any adjournment thereof, with all the power I would possess if personally present and (optional) specifically to vote for the following candidates for the Board of Directors.

Proxy's Name: \_\_\_\_\_

*COMPLETE ONLY IF YOU WISH TO DIRECT YOUR PROXY'S VOTE*, mark THREE names with an "X"  
Nominees from the Nominating Committee and recommended by the Board:

- \_\_\_\_\_ Jill Leneweaver – 1-year term
- \_\_\_\_\_ Tom McCorkell – 3-year term
- \_\_\_\_\_ Scott Reed – 3-year term

**WHETHER YOU ARE VOTING NOW OR INDICATING YOUR PROXY, YOU MUST SIGN AND DATE:**

Signature(s) of Lot Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Lot #(s) \_\_\_\_\_ Filing #(s) \_\_\_\_\_  
(If you own more than one lot, list each lot's number and filing.)

REMEMBER: Only those who do not vote in advance of the Annual Business Meeting or do not indicate their proxy will be voting in-person, at the meeting.

**YOUR BALLOT / PROXY MUST BE RECEIVED BEFORE AUGUST 29, 2022**

by email to: [janlmeni2014@gmail.com](mailto:janlmeni2014@gmail.com)

~ **or** ~ by mail to: Game Trail Association, PO Box 4110, Buena Vista, CO 81211

**IMPORTANT** – Voting for members to the Game Trail Board of Directors is a privilege and a necessary process for our HOA to run properly. Article IV – E of the Game Trail By-laws states that a quorum is reached when 20% of the lot owners have cast their vote. If the quorum is not met, then a second meeting and vote must take place. So, **PLEASE RETURN YOUR IN-ADVANCE BALLOT OR PROXY FORM** as soon as possible.

# Game Trail Association



## OWNER CONTACT INFO AND DIRECTORY FORM

**Deadline** to be included in the upcoming printed September Directory is **August 18.**



Fill this out **ONLY** if you are new or need to update your information.

**1. Options to submit form:**

- a. Print, fill out, scan and email to: [communications@gametrailassn.org](mailto:communications@gametrailassn.org)
- b. Either copy/paste or type this link into your URL bar and submit online:  
<https://forms.gle/qxvAoxqQy1Nx76aT8>
- c. Fill out and mail this form to Game Trail Assn., PO Box 4110, Buena Vista, CO 81211
- d. Fill out, take a clear photo with your mobile phone and email to above address.

**2. Please submit your 24x7 EMERGENCY CONTACT INFO.** In the case of an emergency, such as a water leak or fire, it is critical that Game Trail has a way to contact you:

Member #1 Info	Member #2 Info
Name:	Name:
Cell Ph #	Cell Ph #
Email:	Email:
Game Trail Address:	Filing#      Lot #
Mailing Address (if different from GT address):	Home Ph #

**3. HOA COMMUNICATIONS.** Email alerts are sent to inform you of issues in or around Game Trail, general business items such as the annual meeting packet, and notifications of current newsletters. On-going HOA info is also available on the Game Trail website at [www.gametrailassn.org](http://www.gametrailassn.org)

**Do you want to receive email alerts?**     Yes     No

**4. DIRECTORY.** The Game Trail directory is published annually and is available at no charge to all members. *Inclusion in the directory is voluntary.* To be included simply submit your information to [communications@gametrailassn.org](mailto:communications@gametrailassn.org). A printed copy is available at the annual meeting in September and can be mailed to you upon request. A PDF of the directory can be emailed to you by contacting: [communications@gametrailassn.org](mailto:communications@gametrailassn.org)

**Do you want some or all of your information included in the GT DIRECTORY?**     Yes     No

**Please DO NOT include my following information:**

- Home Phone #
- Member 1 Cell Ph #                       Member 2 Cell Ph #
- Member 1 Email                               Member 2 Email