

Game Trail Association



**P.O. Box 4110
Buena Vista, CO 81211**

(719)395-2742

GTA Board Meeting

Called to order by John Jacobson October 12, 2022 at 1:32pm. Meeting held at Community Room at Sangre De Cristo Electric

Attendance: John Jacobson, Carla Seyler, Scott Reed, Tom McCorkell, Jill Leneweaver, Jan Johnson, Lynn Williams, Dana Braatz, Anna Hargis, Mark Winter, Linda Craig, Rick Reese, Laura Deer

GTA Member Forum: None. John expressed thanks to Carla, Seth and Lyn Williams and Dennis Diaz for help in setting up Zoom.

New Agenda Items: Committee to research New Fire Station-need to vote to approve Rory Loebig as chairperson.

September 6, 2022 and September 10, 2022 minutes we approved

Treasurer's Report:

Scott Reed reported that he has contacted Committees to send report to him by October 30, 2022 so preliminary 2023 Budget can be presented at the November 9, 2022 board meeting with Final vote approval at December Board meeting.

September Profit and Loss:

Net Income was a loss of \$53,497.30. Current month expenditures amounting to \$53,497.30 was due largely to Road Restoration/Repair and routine costs for Water System Support, Trash and administration. Revenue booked for the month was \$450 and was from fees collected.

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

Net Income YTD is \$296,480.25. Expense categories appear favorable to budget YTD

September 2022 Balance Sheet:

GTA's cash position remains strong. Our cash balance after reserves \$181,345.25. Accounts receivable total of \$27,725.00

Tom McCorkell motioned for Treasurer's report to be approved and motion was seconded by Carla Seyler. Motion carried.

Committee Chair Reports

Commons- Carla Seyler

Mail Center

Updates to the Mail Center signs are in progress. Ridgeline Signs is developing an estimate to refurbish the displays. Carla planned to visit with Tommy and Ryan Martin after the meeting to review their proposal and estimate. Jerri Caskey's photographs of Game Trail will be mounted on an acrylic or weather resistant plastic with UV protection to replace the current signage. Linda Craig and Jerri are working on the map to improve its accuracy. There was some discussion regarding whether it was necessary to include lot and filing numbers. Members of the Communications Committee, Jerri Caskey and Linda Craig, were consulted. They believe the lot and filing numbers are useful on the mail center sign so they will still be included on the map. As Linda and Jerri must consult with both administrative assistant, Jan Johnson and Chaffee County, it likely will not be possible to have the map ready in the immediate future. For this reason, only the other portions of the sign will be updated now. Linda and Jerry are continuing to work on this part of the sign.

After the meeting, Carla met with Ryan and Tommy Martin of Ridgeline Signs on September 23rd to review their proposal and pricing. They are able to redesign the portions of the sign using photographs of Game Trail taken by Jerri. The ballpark costs are within our sign budget. They recommend that we proceed as quickly as possible in order to get the sign update completed before inclement weather begins. Ridgeline can have it ready for us within two weeks after receiving the materials.

The Martins recommended that the Committee consider adding a plastic bin to the mail center sign to contain paper maps. This was considered and voted against. Littering was a concern. In addition, visitors or contractors with a mobile phone can take a picture of the map for their use.

Some of the wood around the signs is rotted, but the structure itself is intact. Rick Reese and others plan to repair and stain the wood once the new signage is in place.

No additional mailboxes are needed at this time.

The newspaper boxes will be phased out due to the continual problem of paper materials being blown out of the boxes and littering a wide area. Carla has had a laminated sign made, informing the subscribers that the Commons Committee plans to remove the bins in early May, 2023. Rick has agreed to post it. Subscribers will be asked to make other arrangements for their paper delivery, for example, online or through the mail.

Well Structures

Well structure AB requires snow fencing to allow weekly monitoring during the winter months. Steve Vittum has a 50-foot section of snow fence that he will donate. The Commons Committee will install

this fence before the end of October. Rick noted that he plans to paint the concrete wall at AB, and paint is on hand for the job.

Poe Corrals

The dog runs are in good shape, having been recently dragged/mowed by Rick, Jack and Jack's son. Todd has placed new doggie bags in the corral, that should last for about a year.

Easement

Improvements have been made to the correct access point for the National Forest from Aspen Turn. Many thanks to the individuals who have volunteered in this effort, including Todd, Rick, Steve, Sandy Long, Cindy Waskom, the Waites as well as Janet and Brent Cotton.

Slash Pits and other Commons Area Cameras

After considerable discussion, the Commons Committee determined that installing game cameras would not be particularly helpful in deterring unauthorized dumping at both the slash pit and trash/recycling center. When violations occur, the manpower required to obtain the camera chip would be extensive, as well as the time it would take to review the actual camera footage. Even if these steps were taken, the Sheriffs office has indicated they do not have the manpower to assist in identification of vehicles through license plates. The Commons Committee does not consider the signage indicating the presence of cameras as a problem or an ethical issue, but rather is a deterrent to unauthorized use of these areas. The Commons Committee recommends to the Board of Directors that there should be no further consideration of camera installation in the common areas at this time.

Weed Control

New Commons member, Darcy Barrow has indicated interest in helping with weed control. She and Carla, and Mark Winter will tackle the mullein at Creek Run and CR 365 on Tuesday, September 27th. Chris indicated that Sue Wasik may be interested in this project in the future, but is unable to join the effort this time. We'll contact her in the future.

Mowing the cheatgrass along Great Peaks was accomplished in late June. There seems to be at least some benefit to this effort. Further evaluation will be needed by observing the area in April. In addition, we will ask Jan Johnson to identify what were the expenses associated with Steve Miles's crew doing the mowing. We have \$1000 budgeted for this effort and we will take further steps to determine its effectiveness. At this time, plans are in place to repeat the effort next summer.

Handouts from Chaffee County's noxious weed department were provided to members at the meeting. Depending on their designation by the Colorado Noxious Weed Act, certain weeds (class A) must be eradicated whenever detected in order to protect neighboring communities and the state as a whole. Some weeds such as cheatgrass, mullein (class C) and toadflax (class B) are insidious and the state can only develop and implement plans to stop the continued spread.

Lone Term Projects

There was some discussion on the timing of the Commons Building, and it was agreed that such a building would be beneficial for Game Trail. Considering the current financial demands posed by the

Roads assessment and the new well, the committee voted to table further consideration until Spring 2023 in light of these other priorities.

Need for Co-Chair

No one at the meeting was able to volunteer for this position. Rick indicated that he would step in as needed to assist.

Miscellaneous

It was mentioned that we need to paint where recycling bins so trash company knows where to put them after they have emptied them

WATER- Mark Winters

Water Usage There were 4 over users in September. Fees for 3 were waived since they were first time offenders. The fourth used over 22,000 gallons, as a result of an outside hose being left on and the homeowner not in town. They have been billed \$750. There was 1 continuous leak in September. Drove to their house to notify them. They found a leak in the crawlspace and had it quickly fixed. There was also one intermittent leak and the homeowner has been notified to look for issues. There were 3 over users in August. Two were notified and fees were waived since it was their first office. The third over user is a persistent over user and was billed.

System Maintenance

- a. August 18: A lightning strike near Tank H toasted the transducer and the AI-1 input on the Elpro. Replaced Transducer. Replaced Elpro. We will not be able to send the Elpro back for repair since Elpro will not fix units older than 10 years.
- b. August 19: Replaced feedback hose on Pressure Pump #1 at Tank H.
- c. August 20: Received call from home on Mountainside that they had no water. Determined that this was due to Tank P filling too fast. Adjusted the valve filling Tank P.
- d. August 30: Miles crew ruptured a 6-inch pipe of Princeton Hills/Valley View as they were excavating for a new home water hookup. Accident happened around 3 pm. Water rushed down Valley View and into neighbor driveway. Several residents were out of water until it was fixed at 8 pm. Then a few residents did not have sufficient water pressure for almost a week due to air in the line.
- e. Sept 18: Homeowner notice a wet spot in their crawl space. Plumber found a pin hole sized leak in the threads, which are very thin, of one of the shutoff valves. Folks at High Valley Plumbing have come across quite a few of these defective valves lately (Webstone % turn shutoff valve). (Provided for homeowner information.)
- f. Sept 21: Inverter at Tank G vault is not working. Removed it and will order a new one.
- g. Oct 3: Pumps at station A were off and the off-peak timer was incorrect. Reset the timer. Will need to replace soon.
- h. Oct 4: Fixed Overflow float at Tank D.

Management and Administration

- a. New Well: Mark Winter is the project manager for the new well. A special GT Board meeting was held on September 6 and the Board approved the drilling of a new well. Wright Water Engineers have

proposed location is at the end of Buffalo Court in the conservation easement. Actual drilling would not start until next May at the earliest. Mark spoke about different ways well could be drilled and will update on project in the spring.

FORESTRY- Dana Braatz

20-Acre Open Space Fuel Break

We have completed our scheduled clean-up of the open space. We may continue working on good weather days through the fall and will email volunteers when needed. On October 2, Kent Maxwell toured the clean-up and estimated % of the slash piles will be burned by the Colorado Firecamp this winter when weather permits.

Stats:

10 days, each with 2, two-hour shifts, were worked between August 23 and October 1

- 61 GT residents volunteered
- New-30 years was the range of time volunteers have lived in GT
- 30's-90-years-old range of volunteer ages o 412 volunteer hours were

logged

144 hours were also worked by FC members outside of the scheduled clean-up times

- 45 hand-built slash piles were made
- 32 cords of wood were cut and hauled to the cul-de-sac
- \$350 in firewood sales

® \$330 in resident donations Finally, we would like to recognize Dana Braatz for his tremendous organization and personal time commitment to this project. He has been relentless and a tremendous leader! Thank you, Dana!

Shady Fuel Break

Work resumed October 4 on the grant-funded Shady Fuel Break project and is scheduled to continue as follows: Oct 4-11, Oct 18-25, and Nov 1-8. Two crews from the Southwest Conservation Corp are doing the work under the direction and supervision of Kent Maxwell from the Colorado Firecamp. There are a couple of options for the chipping of the slash that are currently we worked out.

Crews cut on Mountaintop and Creek Run October 4-11. Next will be lots adjacent to CR365 on Trails End, Princeton Hills and Princeton Circle.

In addition to the roadside thinning, a team chipped slash all day October 6.

As a reminder, this is a roadside thinning project to increase safety for residents as they evacuate and for firefighters as they respond, should there be a wildfire. There is no cost to GT owners.

ACC: Todd Allen

322 completed homes, 16 under construction, 1 approved yet to break ground

- The number of new home inquiries remains strong and construction activity is still heavy.

ISSUES TO BE ADDRESSED

We have 2 new committee members that need to be approved and added, bringing us to 6 members. They are Anna Hargis and Jill Leneweaver.

COMMUNICATIONS: Linda Craig

Linda noted that the website was not working correctly, and she could not Zoom the meeting from the website

Alerts-Notices Sent:

Topic	Date Sent
GT Fuel Break Project in Critical Need of Volunteers	Aug 15
GT Annual Meeting Information	Aug 18
Reminder for Annual Meeting	Aug 18
Game Trail Water Line Break on Valley View and Princeton Hills	Aug 30
Game Trail Meeting - Vote Online Now	Sept 1
Firewood & Donation Opportunity for Game Trail Owners	Sept 2
Game Trail Community Potluck on Friday, Sept 9	Sept 6
Covid Case Following Annual Meeting	Sept 12
Only Two Dates Left to Volunteer for Fuel Break!	Sept 21
Last Opp for Firewood and Donations	Sept 28
Game Trail Town Hall Meeting Oct 22	Oct 9

Website Updates:

- « BOD names and email forwarding updated and tested. Board meeting dates and times updated. New volunteers added to committee pages on website
- o Fall Newsletter is the first one to be compiled by Loretta Kyle. It was sent out using Mail Chimp rather than Web Hosting Hub email server, which is a first for us. I plan to send out an email later this week asking folks for feedback if they did not receive it in their email inbox.

FINANCE: No report

STR: No report

ROADS: Rick Reese

Road grading and ditch maintenance continues. Waiting on special order 45-degree culvert extension/diverter to help control water runoff on Valley View. Fire hydrant extensions on order for hydrants on Aspen Turn, Mountain Top Dr, Pine Glen Ct, and Co365 and Creekrun.

Preparing for Winter which includes- Prepare slash pit for winter closure. Reminder that the slash pit will be closed starting 11/1/2022. Install plow markers along Great Peaks Dr. Add new and replace damaged no hunting signs.

COMMUNICATIONS Received: NONE

OLD BUSINESS:

IT Committee: Laura Deer presented a Power Point showing findings of committee and recommended we proceed with process of having a new vendor for our website- Club Express. Carla Seyler made a motion to approve for us as an organization to start the process with gradual implementation. Motion seconded by Tom McCorkell. Motion passed unanimously.

Strategic Planning Committee: Carla Seyler stated working with outside consultant has been good and priority/goals have been clarified. Ready to present findings at Community Town Hall meeting on Saturday October 22, 2022 at 9am at Buena Vista Community Center. Meeting will also be accessible via Zoom.

GTA Fire Station Discussion: A fire station near entry to Game Trail would help Insurance rating for community. It is a complicated process and motion was made by Tom McCorkell to establish a task force with Rory Loebig as chairperson. Motion was seconded by Carla Seyler. Motion was approved.

HOA Rules Accountability and Transparency Bill (HB22-1137): John spoke on this new bill that was passed 8/11/22. Judy Curran and Greg Purcell have been working on and hope to have report at our November meeting. We have not been sending out any fines or assessment until board approves new policy/procedures.

NEW BUSINESS:

Vote on new members of ACC: Carla Seyler made a motion that Anna Hargis and Jill Leneweaver be approved as new members of ACC. Tom McCorkell seconded. Motion passed.

Positioning on Artwork at End of Driveways: There was discussion about what artwork (totem poles, etc) should be allowed. It was noted that there is a procedure in ACC guidelines that should be followed by residents. It should be communicated to residents to follow this guideline. John will take feedback to Todd Allen, Chair of ACC.

EXECUTIVE SESSION: At 3:23pm Tom McCorkell motioned the Board to Executive Session. Carla Seconded. Motion passed.

MEETING ADJOURNED: The Board came November out of executive session at 3:30pm and meeting was adjourned.

NEXT BOARD MEETING: November 9, 2022 Meeting will be held at 1:30 PM in the Community Room at Sangre De Cristo Electric. It may also be attended online via Zoom