

Game Trail Association



P. O. Box 4110
Buena Vista, CO 81211

(719) 395-2742

GTA Board Meeting

Called to order by John Jacobson November 9, 2022 at 1:34pm. Meeting held at Community Room at Sangre De Cristo Electric and via Zoom

Attendance: John Jacobson, Carla Seyler, Scott Reed, Tom McCorkell, Jill Leneweaver, Lynn Williams, Mark Winter, Linda Craig, Rick Reese, Denny Witte, Todd Allen and Gary Craig

GTA Member Forum: None

New Agenda Items: None

October 12, 2022 Minutes: Motion was made by Scott Reed to approve minutes from October 12, 2022 and seconded by Carla Seyler. Motion passed unanimously.

Treasurer's Report:

Scott reported Total X Certificates of Deposit balance of \$105,831.62

October Profit and Loss: We had no income this month and there were no expenses out of line. In regards to expenses, from January to October, Commons has spent 90% of their budget, Roads 81% and water 67%. The committees are on track to stay within budget with 2 months left in the year. We are in good shape for where we are.

Jill Leneweaver motioned for Treasurer's report to be approved and motion was seconded by Tom McCorkell. Motion passed unanimously.

Committee Chair Reports

Commons- Carla Seyler

Carla showed a picture of what the new sign at the Mail Center will look like. It was done by Ryan Martin at Ridgeline and photos were taken by Jeri Caskey. It will have a heat/weather resistant finish. Suggestion was made to change wording from Covenant "Controlled" Community to Covenant "Protected" Community. The map side is still being worked on- to make it more accurate, once finished it will have lot/filling number as well as address. Security sensitive items such as wells and waterlines will be removed.

Tom McCorkell made a motion to approve the preliminary design presented by Ridgeline and new wording (protected vs controlled) on Left and Center signs; cost not to exceed \$1500. Seconded by Jill Leneweaver. Motion passed unanimously.

Water

Mark Winter gave an update on the new well and costs. He has been working with Wright Water Engineers (WWE) and we can expect at end of 2022 a bill for approximately \$5,000. This is equal to about 10-man days for them doing due diligence to layout, plan and bid for surveying and drilling well.

In spring of 2023 a 1-inch test well be dug at cost of approximately \$20,000. This test well is to test type of rocks, soil, etc. Planning needs to be done ahead of drilling full well. State takes up to 6 weeks to issue permit. To drill test well in spring will need to apply for permit sometime in March. Hope is to dig well by end of 2023 but cost may be up to \$250,000 based on what materials are needed. Denny Witte from the Finance Committee had questions about cost; not sure reserves can handle the cost. Last year's reserves were \$313,000. So far the board has approved \$67,500.

Mark is working with WWE to reduce costs. Mid 2023 will be key time to project the funding necessary and how to execute.

The Finance and Water Committees will have additional discussion about how much funding is needed for the new well.

Forestry

Gary Craig gave update on 5 Primary items:

- 1) Shady Fuel Break- Southwest boundary most likely place for Wildfire to start. Southwest Conservation Corp did a tremendous job! Most of the remaining slash is along 365 and will have to wait until next spring to be removed. It has been piled so will not impede snow plowing or drainage.
- 2) 20 Acre Open Space Fuel Break- project has paused for winter. Hope to burn slash piles sometime this winter
- 3) Firewise USA Membership- Kari Allen has submitted for renewal
- 4) CSFS IN-Kind Data tracking- applies monetary value to our volunteer hours
- 5) Confirming Forestry Committee Membership- so far have 10 active members

Architecture

Todd Allen reported that his report is 1 off- the Gonzales home is completed so correct numbers are 323 completed homes, 2 new homes complete (Johnson-Elk Corridor and Gonzales- Princeton Cir), 17 under construction, 2 new home broke ground (Nolan-Promontory West and Theler- Harvard Circle). Todd reported that building costs have come down to pre-pandemic levels but there is still a shortage of contractors and labor issues.

Todd spoke about the possibility of having some of the responsibilities of the ACC outsourced. Cost would be picked up by the homeowner. There would still need to be Game Trail local involvement, but this could reduce the number of committee members needed. It was questioned why, and response was

to reduce the number of hours needed to review, answering homeowner questions, concerns, etc. It would also reduce the possibility of adversarial interactions between possible neighbors.

COMMUNICATIONS

Linda Craig's report includes Alert-Notices sent. She along with Don and Jerri Caskey took a driving tour of Game Trail to verify fire hydrant numbers and locations. They are now on website, and this will also help with new map to be posted at mail center.

Finance

Denny Witte just highlighted a few things in his report:

Pt 2- Reviews budget request of Roads committee and there appears to be sufficient funds in what was requested and used in 2022 operating budget for that to be basis for the 2023 request with no significant increase.

Pt 4- With Rick's concurrence, it is recommended that the roads portion of reserve for Designated Special Operating Expense be removed and be funded by the roads annual operating budget.

Pt 6- In 2025 and years following, this will likely result in a need to increase operating budget for Roads.

The committee has 2 new members and ready to help with budget review for 2023

STR

NO report

Roads

No construction or maintenance taking place.

COMMUNICATIONS Received: NONE

OLD BUSINESS

Strategic Planning Committee

Feedback was requested at Town Hall and residents have until November 14th to respond. Carla would like to have another meeting with committee members before presenting a plan for a vote at the December Board meeting. There seems to be mixed feelings about the fire station. There are a lot of questions but not a lot of answers. Another issue with questions is CCIOA, our HOA is pre-CCIOA so we need to be careful and not make changes we do not have to.

Positioning on Artwork at End of Driveways

John spoke with Todd and there is information concerning this issue in ACC rules and regulations and should be referred to them. There is a process there if a change is wanted to be made to exterior, nothing specific about artwork but states should handle each case separately. We want to raise awareness to new homeowners but not opportunities.

IT Committee Discussion

Concerns were brought forth about Club Express so committee members are looking in a new direction and Laura Deer will give new recommendations at the December Board meeting.

NEW BUSINESS

Preliminary 2023 Budget Review

Scott Reed presented Budget- Our Total Income will increase to \$541,545 from \$522,745- almost \$20,000 more than 2022 due to more improved lots.

Roads, Water, ACC, Finance & Audit, Communications, Nominating and other miscellaneous committees will remain the same as 2022. Committees requesting increase is Forestry (due to need to rent chipper for slash on 365), our new Social Committee and Standard General and Admin (due to ongoing legal costs). Total Expense to be \$453,089 which leaves a net income of \$88,456. The final 2023 Budget will be presented at the December meeting for approval.

Board meeting adjourned at 3:08pm

Board went into Executive session and adjourned at 3:35pm