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GTA Board Meeting

Called to order by John Jacobson on January 11, 2023, at 1:31pm. Meeting held at Community Room at Sangre De Cristo Electric and via Zoom

Attendance: John Jacobson, Carla Seyler, Scott Reed, Tom McCorkle, Jill Leneweaver, Don Caskey, Linda Craig, Rick Reese, Sandy Long, Todd Allen, Dana Braatz, Joe Redetzke, Rory Loebig, Lynn Williams, Jan Johnson

GTA Forum: None

New Agenda Items:

- * Discuss perspective owner's request to park Utility Truck in Driveway
 - *New Commons Committee Chair
 - *Move Strategic Planning recommendations to New Business

December 14, 2022, Minutes: Motion was made by Scott Reed to approve minutes from November 9, 2022 and seconded by Carla Seyler. Motion passed unanimously.

Treasurer's Report: Scott Reed

Scott reported Total X Certificates of Deposit balance of \$105,831.62, checking account balance \$113,712.26, Accounts receivable \$397,190.03 for Total Assests \$510,902.29

On the Year End Profit and Loss, there was nothing out of the ordinary with most major committee budgets coming in on target or slightly below the allocated spending.

Motion was made by Tom McCorkle to approve the November 2022 Treasurer's report and seconded by Carla Seyler. Motion passed unanimously.

Committee Chair Reports

Commons- John Jacobson

Biggest issue of concern is Trash on Holiday weekends- the committee will look into adding an additional pick-up during those weeks. Chris Wassick has volunteered to become the new committee chair. Many thanks to Chris Wasik for stepping up into this position.

Water- Sandy Long

Sandy Long presented information regarding one homeowner who is significantly over the allowed water usage for a residence. For this reason, she recommended charging a fee in accordance with GT's regulations. The Board agreed and the letter will be sent

2 wells are currently not operational. The operation of Well C is limited due to problems. Well B was raised 5 feet to get away from the sand problem but has developed a different problem. Well level check will be done, Jan 12, to address these problems.

Forestry- Dana Braatz

The committee is awaiting word from Ken Maxwell from Colorado Fire Camp about burning the slash piles in the 20 Acre Open Space Fuel Break. He thanks the Communications Committee for sending the alert on the Wildfire Action Plan and hopes homeowners will use this time to prepare for possible wildfires in the summer.

Architecture- Todd Allen

Todd reported that he and Jan worked to come up with the correct number of completed homes in Game Trail. There are 309 plus the Roberts house was completed by Christmas bringing the total to 310; with 16 more under construction. When asked about contractors and possible slowdown in construction, Todd responded that the market to build is still tight but is starting to loosen. He is getting quicker responses and the pace of a build seems to be getting quicker.

Communications- Linda Craig

Linda thanked Rick Reese for the *Facts about Driving in Winter* document he created and plans on sending out at the beginning of each winter. It will also be made into a stand-alone document that will be included in the new Owner packets.

Finance- Don Caskey

Don reported that the depreciation for December will be \$29,905. The committee will meet to update the Reserve Analysis and report it to the board in February. Don spoke about how complicated this situation was and based on Accounts Receivables and not actual money in the bank it may be smaller than originally predicted.

STR- Jan Johnson

Jan reported that Game Trail will have fewer numbers of STR due to changes made by Chaffee Counties requirement. She received notification from 4 owners that they will not be doing STR in 2023. She has received 3 completed applications with approval certificate and payment in full.

Roads- Rick Reese

Rick reported that Steve Miles will be retiring sooner than expected, late spring/early summer. He will still do water connections but will phase out of road maintenance.

OLD BUSINESS**New HOA Rules Accountability and Transparency Bill (HB22-1137)**

John Jacobson thanked Judy Curran for all her work on this issue and reported that the board held a special meeting to go through the changes needing to be made so that we could ask questions and would be ready to vote on this issue.

Carla Seyler made the motion to accept the Revised Rules and Regulations as provided to the Board of Directors at the December 2022 meeting to go into effect immediately in accordance with the state of Colorado's Amendments to CIOAA. Motion was seconded by Scott Reed and the motion passed unanimously.

Quarterly Update on the Fire House Task Force- Rory Loebig

Rory reported that on October 4, 2022 he attended the Fire Protection Board meeting and was told to come back with a plan, funding and staffing for Fire station #6 in order for it to be approved. In November committees were formed. The stages of getting Fire Station #6 buildings include 1) Research and Present for Approval 2) Fundraising and Staffing 3) Build and Furnish. The committee reached out to the Friends of Twin Lakes and Friends of Chaffee County Fire and learned valuable information about Grants and best practices. There are many grants to apply for including DOLA matching Grants, Gary Sinise Fund, Walmart Foundation, Climax Mine, Chaffee County Community Foundation to name a few. The "ASK" of Game Trail is 1) Land donation commitment and valuation 2) Cooperation with site development 3) Permission to place a "Future Home of Station #6 4) Use the GTA Alerts platform to send out information.

NEW BUSINESS

Strategic Planning Committee Recommendations

The Strategic Planning committee recommends we have a Social Committee and Team Captains for each street to plan social events and work with new homeowners to help build community. and ask the board to approve. During discussion Don Caskey stated that GT did have Team Captains at an earlier time but they were dropped because it was difficult to keep going and the Alert system was adopted to ensure prompt communication to all residents. Carla withdrew the recommendation so that more discussion could be had with the Strategic Planning Committee in terms of how best to proceed. The committee considers social activities to be a key in developing a cohesive neighborhood and participation in needed volunteer efforts.

Request to Park Utility Truck on Homeowners Property

A request came from a prospective homeowner to park a large Utility Work Truck in the driveway of their home. John Jacobson noted that regulation 98-01.5 would prohibit this. Discussion was had and Scott Reed made the Motion to Not approve the parking of the Utility truck and Tom McCorkle seconded the motion. It was passed by a vote of 4 to 1. Subsequent to the meeting, on the same evening, the potential homeowner indicated that he would keep the truck in his garage and the Board withdrew its opposition provided he would document his intent in writing.

Steve Miles Retirement

It was reported that Steve Miles plans on retiring within and next 6 months. It is unlikely that Game Trail could obtain the same quality and availability of services with another contractor. There was discussion regarding the possibility and ramifications of Game Trail performing this service in-house. Carla Seyler motioned to establish a task force to evaluate whether or not other contractors were available to provide plowing and other services, as well as the feasibility of Game Trail purchasing equipment and hiring an employee for the maintenance of Game Trail Roads. Tom McCorkle seconded the motion and it passed unanimously.

The meeting was adjourned at 4:04pm and there was no Executive session.