

# Game Trail Association



## GTA Board Meeting

Called to order by John Jacobson on February 8, 2023 at 1:30pm. Meeting held at Community Room at Sangre De Cristo Electric and via Zoom.

**Attendance:** John Jacobson, Carla Seyler, Scott Reed, Tom McCorkle, Denny Witte, Rick Reese, Dana Braatz, Chris Wasik, Linda Craig, Sandy Long, Lynn Williams, Jan Johnson

**GTA Forum:** None

### **New Agenda Items:**

- Denny Witte will present reserve amounts for 2023

**January 11, 2023, Minutes:** Motion was made by Carla Seyler to approve minutes and seconded by Tom McCorkle. Motion passed unanimously.

**Treasurer's Report:** Scott Reed presented financial reports. Checking account balance \$361,303.73, CD's and money market accounts balances \$469,718.82. 2023 HOA fee payments are coming in strong. Accounts Receivable balance is still high due to pending legal action. Water meters were purchased and added to fixed assets. January expenses are in line with nothing unusual. Carla Seyler motioned to accept the Treasurer's Report seconded by Tom McCorkle. Motion passed unanimously.

### **Committee Chair Reports**

**Commons:** Chris Wasik and Rick Reese reported that an agreement was reached with Chaffee County Waste for additional trash pickups for the following holiday weeks: Memorial Day week, Independence Day week, Labor Day week, and Christmas week. The trash truck has caused damage to the fence around the trash bins and Chaffee County Waste has agreed to additional pickups at no extra cost for above weeks in exchange for Game Trail repairing the damaged fence. Carla Seyler reminded that signs for the trash center are ready to go and will be installed when the weather warms up. Chris Wasik was welcomed as new commons chair.

**Water:** Sandy Long advised that there was one over user for water in January and has been billed accordingly. Well B has been deactivated as the pump motor needs to be replaced. No problems with

Well B being deactivated, all other wells have adequate water. The committee is working with engineers in regards to the new well and will meet with them to clarify some concerns. Sandy has requested that the board review R&R 19-01 and remove wording about annual reports of water usage. The board will review and discuss this issue at the March meeting. Sandy asked for local contact numbers for Short Term Rental properties, Jan Johnson will provide this information to Sandy.

**Forestry:** Dana Braatz has ordered 25 seedlings and a tentative workshop is scheduled for April 29<sup>th</sup>, this date may change depending on arrival of the seedlings. Gary Craig is reviewing the wildland fire evacuation plan to verify contact information is correct. Dana asked for a committee member to take over the lead for Tree Health workshops. Continued clean-up is going on and Kent Maxwell, Colorado Fire Camp Coordinator, is waiting for delivery of over-the-snow equipment to proceed with slash pile burns. Shaded Fuelbreak project is scheduled for April 11 – April 18, 2023. The committee will be reaching out to owners that can house the workers. STR owners will also be contacted to see if they can provide lodging. The committee requested approval from the board for the Shaded Fuelbreak Project. Scott Reed made the motion, Tom McCorkle seconded. Motion passed unanimously.

**Architecture:** Todd Allen reported that there are currently 15 homes under construction with 1 approved to begin, which hopes to start construction in the summer. The committee has received 2 inquiries for new builds, which they should receive information in the next month or so.

**Communications:** Linda Craig reported that 4 alerts were sent to owners in January. There were 4 updates on the website regarding new committee members for Finance Committee, change in chair for Forestry, and Rules and Regulation in connection with CCIOA.

**Finance:** Denny Witte reported that the committee has a full, very talented, committee now. He advised that the 2022 depreciation amount is \$29,905, Scott Reed made the motion to approve, Tom McCorkle seconded, motion passed unanimously. Reserve transfer options for 2023 of \$54,181 is recommended based on cash available at the close of 2022. Carla Seyler made the motion, Tom McCorkle seconded, motion passed unanimously. Reserve Analysis Report update for 2023 acceptance was requested. Scott Reed made the motion, Carla Seyler seconded, motion passed unanimously.

**Roads:** Rick Reese reported that paperwork has been submitted to Chaffee County Fire for the burn permit. Chaffee County Fire has requested that the slash piles be broken down into smaller piles before a permit will be issued. Volunteers will be solicited once the permit is received to help with the burn. New speed limit signs will be installed when weather warms us. Working on fire hydrant extensions.

**Road Transition:** Rick Reese reported that a committee of 9 individuals has been set-up to discuss options for road maintenance and snow removal when Steve Miles owner of Miles Construction retires. The committee is meeting with a local contractor to discuss these options.

**Short Term Rentals:** Jan Johnson reported that due to requirements from Chaffee County, approvals are coming in slow. There have been no new applications.

**Nomination:** Anna Hargis reported that she is waiting for response from Jill Leneweaver in regards to staying on the board. After confirmation is received she will then know if she needs to pursue new board members.

**Communications Received:** None

**Old Business:** None

**New Business:**

- Approved Kari Allen resignation as Chair from Forestry Committee and appoint Dana Braatz as Chair. Carla Seyler made the motion, seconded by Scott Reed. Motion approved unanimously.
- Discussed renewal of Certificate of Deposit with Community Banks. Scott Reed motioned that we renew for 9 month period for 3.25% interest, Tom McCorkle seconded. Motion approved unanimously.
- Reviewed annual water contracts for administrator, tester, and well operations with Sandy Long. All contracts reflect rate increases for services. Carla Seyler motioned to approve, Tom McCorkle seconded. Motion passed unanimously.

**Executive Session:** Carla Seyler moved that the board go into executive session, Tom McCorkle seconded. Motion passed unanimously. The board went into executive session at 2:40pm

2:52 pm Carla Seyler motioned that the board leave executive session, Scott Reed seconded. Motion passed unanimously.

Motion was made by Scott Reed to adjourn the meeting at 2:53pm, Tom McCorkle seconded. Motion passed unanimously. Meeting was adjourned at 2:53pm.