

Game Trail Association



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GTA Board Meeting

GTA Board Meeting

Called to order by John Jacobson on March 8, 2023, at 1:32pm. The meeting was held at Community Room at Sangre De Cristo Electric and via Zoom.

Attendance: John Jacobson, Carla Seyler, Scott Reed, Tom McCorkle, Jill Leneweaver, Denny Witte, Rick Reese, Don Caskey, Chris Wasik, Linda Craig, Sandy Long, Todd Allen, Cal Banning, Anna Hargis, Dennis Diaz, Lynn Williams, Jan Johnson

GTA Forum: Dennis Diaz discussed camping on CR 365, which causes a higher risk of fires. He is asking for approval from the board to put up a 4x6 sign showing fire danger levels. The fire department would change the sign as conditions change. There would be no cost to Game Trail. Motion was made by Carla Seyler for a sign variance and seconded by Tom McCorkle. Motion passed unanimously.

New Agenda Items: None

February 8, 2023, Minutes: Motion was made by Scott Reed to approve minutes and seconded by Tom McCorkle. Motion passed unanimously.

Treasurer's Report: Scott Reed presented financial reports. Checking account balance \$444,006.42, CD's and money market accounts balances \$470,463.99. 2023 HOA fee payments are still coming in, however, statements have been sent to owners with outstanding 2023 HOA fees. Accounts Receivable balance is still high due to pending legal action. February expenses are in line with nothing unusual. Tom McCorkle motioned to accept the Treasurer's Report seconded by Carla Seyler. Motion passed unanimously.

Committee Chair Reports

Commons: Chris Wasik reported that large items are being dumped at the trash center. Discussed security cameras but enforcing dumping may not be possible. More No Trespassing signs would help. Not a lot of activity for the committee due to winter weather. The committee will meet next week.

Water: Sandy Long advised that there were three over user for water in February, two have been billed accordingly and the committee is waiting for response from the third. Some houses on San Isabel do not have water due to a frozen line in the road. The committee has been working on getting temporary water service to the homes. They plan is to dig up the road in the spring/summer and insulate the service lines. Application for the new well has been submitted to the State by Walt Lafford , it will take up to 49 days to get a response. Sandy will assume project lead due to Mark Winter's health issues. Sangre De Cristo is proposing new rates, which will increase Game Trail's bills by around \$1,700 per year. The 2023 budget can account for this increase.

Forestry: Tom McCorkel reported for committee while Dana Braatz is dealing with some health issues.

Kent Maxwell, Chaffee County Fire District will use equipment to do slash pile burning, however, having issues with equipment so that is on hold. Work crew will be at Game Trail April 11-April 18, still looking for housing for the crew. Hoping to have a tree health workshop in July. Gary Craig is continuing to work on contact list for evacuation contacts.

Architecture: Todd Allen reported that there are currently 15 homes under construction with 2 approved to begin. Approved a new home on Promontory West. The committee had a preliminary visit for a detached garage on Valley View Drive.

Communications: Linda Craig reported that 3 alerts were sent to owners in February. There are 3 homeowners willing to house work crew for Forestry, so may not need to put out an alert.

IT: Linda Craig reported the groundwork has started on the program with Star Chapter. Discussed owners that will be on the website, assuming if owner is in the directory ok to be on the website.

Finance: No report at this time

Strategic Planning: Carla Seyler reported that a social committee be established, this committee would report monthly to the board. Carla Seyler made a motion to establish a social committee and Scott Reed seconded, motion approved unanimously. Lynn Williams showed an example of a video for committees that could be put on the website. Hoping this may help recruit volunteers.

STR: No report at this time.

Roads: Rick Reese reported that we have been unable to burn the slash pile since there is not enough snow on the ground. Cal Banning agreed to talk with the fire department and see if burning is possible with less than 6 inches of snow. Speed limit signs will be installed in spring or early summer, same with fire hydrant extensions.

Road Transition: Rick Reese reported that a committee of 9 individuals has been unable to find a contractor to take on the road job. The committee is recommending that Game Trail buy some equipment from Miles Construction and hire Kenny Smith, a current employee with Miles Construction who has worked at Game Trail for years, to take care of the roads and maintenance. He would be hired as an employee. The committee will get firm prices for the purchase of equipment. Scott Reed motioned that Game Trail hire Kenny Smith as an employee, Tom McCorkel seconded. Motion passed unanimously.

Nomination: Anna Hargis reported that all current board members have committed to another year. No nominations are needed at this time.

Communications Received: Dog Lease Rules will be reviewed at the March meeting.

Old Business: R & R 19-01 the board agreed to the previous correction per Sandy Long. Carla Seyler made the motion to approve the correction, Tom McCorkel seconded. Motion passed unanimously.

New Business: R&R 12-09 was discussed regarding responsibility for repair of service line from curb valve to homeowner's house. Tom McCorkel made the motion to add this statement, Carla Seyler seconded and the 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 3:33 pm.

3:49 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 3:50pm, Tom McCorkle seconded. Motion passed unanimously. The meeting was adjourned at 3:50pm.