

Game Trail Association



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GTA Board Meeting

Called to order by John Jacobson April 11, 2023 at 1:30pm. Meeting held at TBK Bank Board Room and via Zoom

Attendance: John Jacobson, Carla Seyler, Scott Reed, Tom McCorkle, Jill Leneweaver, Don and Jeri Caskey, Sandy Long, Linda Craig, Anna Hargis, Rick Reese, Chris Wassik, Dennis Diaz, Rory Loebig, Jan Johnson

GTA Forum: None

New Agenda Items: Breach of Augmentation Reservoir Dam- Fix has been completed.

March 8, 2023 Minutes: Motion was made by Scott Reed to approve minutes and seconded by Jill Leneweaver. Motion passed unanimously.

Treasurer's Report:

Scott Reed presented financial reports. Checking account balance is \$435,843.67, CD's and money market accounts balances \$470,524.10. 2023 HOA fee payments are still coming in, however if not paid by May 1st will be charged late fee and interest. Accounts Receivable balance is still high due to pending legal action. March expenses are in line with nothing unusual. Jill Leneweaver motioned to accept the Treasurer's Report seconded by Tom McCorkle. Motion passed unanimously.

Committee Chair Reports

Commons- Chris Wassik

Chris Wassik reported that the committee met March 16, 2023. He highlighted 3 issues they are working on: 1) Signage at Mail Center- they hope to have it ready late April or May depending on weather

2) Use of Dummy Surveillance Cameras- the committee continues to recommend no changes in the use of these "Dummy" cameras; gives an implied sense of surveillance to non-residents

3) Noxious Weeds- Darcy Barrows is coordinating with Kayla Malone, Chaffee County Noxious Weed Supervisor to determine what communications they have available for residents on the dangers and control methods for cheatgrass and thistles. They may possibly have an educational seminar. They are also looking into possible grant assistance from the county for cheatgrass control. More details to come as plans solidify.

Water- Sandy Long

Sandy Long advised that there were three over user for water in February, two were first time offenders and fees waived. There was one continuous leak and the homeowner has been notified.

The new well permit was received March 14th, Many thanks to Walt! He and Don Caskey will be meeting with the Division of Water Resources.

There were 3 more homes reporting no water due to frozen lines; 2 on National Forest and 1 on Harvard Circle bringing the total to 5 homes. Insulation has been added to the Ulrich home on San Isabel. Rick Reese is going to get price estimate to do the same for the other 4 properties and will report back at the next Board meeting.

Forestry- Tom McCorkle

There are 2 categories of Shady Fuel Break Slash- the old approximately 123 piles along CR365 and new slash that will be produced by the April Fuel break work. Kent Maxwell committed to immediately removing the new, April 2023 slash by using county crews and equipment to take it to the dump. But he cannot commit to removing the old slash until May/June. The Committee is discussing contingency plans should our fire season get here before the old slash can be removed. This may include chipping and/or trailering slash to county landfill. The forestry committee budget has dollars identified for chipper rental but the concern is cost for dumping at county landfill. Tom was going to check into options and cost.

Forest Health Walk about in May. Coordinated by Judy Wait and Colorado State Forestry Service- Salida. Date to be announced.

Architecture- Todd Allen

Todd Allen submitted an updated report of homes under construction and those requesting permits for work.

Communications- Linda Craig

Linda had nothing to report beyond her committee report. She stated that while coordinating housing with Ken Maxwell for forest workers, they came up with a form for the homeowners that will make things easier in the future.

Finance- Don Caskey

Don reported on the committee's work to develop and recommend a plan to finance the purchase of road equipment from Miles Construction and pay for the immediate repair of the

Augmentation dam at Kelly Ranch. They were able to make financial adjustments to the previous Reserve Analysis approved by the board at Februarys Board meeting. It was also announced that Denny Witte will be moving out of Colorado and will not be able to continue as Chair of the Finance Committee.

STR- Jan Johnson

No report at this time.

Roads- Rick Reese

We welcomed Kenny Smith as a Game Trail employee. Kenny started April 3,2023 and reports to Rick each morning and evening to give updates on what he is working on. They collaborate each day as to what work needs to be done.

Due to inadequate snow fall and windy conditions, we were unable to complete the control burn of the slash pit this year. The Slash pit is full and cannot accept any more slash and will remain closed.

Nominating Report: Anna Hargis

September 2023 BOD terms to be filled:

1 year left on a 3-year term to be vacated by Carla Seyler (Jill Leneweaver as offered to fill this position)

3-year term vacated by Jill Leneweaver

The Nominating committee will begin a candidate search for 1 full time Board member. Anna will send a communication for Linda to send out to GT members notifying of openings and invite them to nominate persons to serve on the board

COMMUNICATIONS Received: None

OLD BUSINESS

Fire House Update- Rory Loebig

Rory reported that the committee is on track and near the end of their research phase and will be starting on Recruitment Phase. The first recruitment event will be Thursday April 20, 2023 at Chaffee County Fire station #1 at 6:30pm. They will go before the Board of Chaffee County Fire in June or July for approval. Once that is complete the fundraising phase will start. They have met with other HOA's that the fire house will cover, and they are supportive. Once the firehouse is approved they will need to know the value of the land that Game Trail is donating for matching funds. The Friends of Chaffee County Fire will act as our fiduciary once fundraising starts.

NEW BUSINESS

Discussion/Approval for Game Trail Vote on Roads Equipment Purchase

Copies of the Notice and Ballot that will be sent to Game Trail members were given out for review. Discussion was had regarding whether a Town Hall should be scheduled for members to ask questions about equipment purchase. It was decided that we should hold a town hall. John asked for dates that people would be in town so it can be scheduled on a day when those involved and can answer questions are in town. The tentative date set is May 3rd depending on availability of room to hold the meeting.

Frozen Water Lines discussion

5 House in NE section of community froze this winter with 1 home being the second year in a row that their pipes froze and how do we prevent this from happening again?? The water committee will get estimates as to what the cost will be to insulate pipes on the homes that were frozen this year. Adding insulation above the water line adds an extra 2 to 3 feet to freeze line. There is possibility that we will ask new home owner to add insulation when connecting water lines to help prevent this issue in the future

Bank Balance discussion at Collegiate Bank

With the Regional Bank closures that have just happened, Scott looked at our balances at the different banks Game Trail has money in and at Collegiate Peaks banks we have \$579K which is above the FDIC insurance amount of \$250K. We do not feel our Regional banks will fail but after discussion it was decided to move approximately \$250K out of Collegiate Peaks Bank to money markets accounts held at High Country and TBK banks to lower our risk if there was a failure.

Finance Committee Chair resignation and Appointment

Scott Reed made a motion to accept Denny Witte's resignation and Tom McCorkle seconded. Motion passed unanimously.

Scott Reed made a motion to appoint Don Caskey as the new Finance Committee Chair and Jill Leneweaver seconded. Motion passed unanimously.

Board Member Resignation

Carla Seyler announced that due to her husband's illness she will need to resign from the Board in September at the Annual meeting. Carla added so much to the board and all her hard work was appreciated. She will be missed.

Carla Seyler made a notion to adjourn the meeting and Jill Leneweaver seconded. Board meeting adjourned at 3:53pm

There was no Executive session.