

Game Trail Association



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GTA Board Meeting

Called to order by John Jacobson May 10, 2023, at 1:31pm. Meeting held at Sangre de Cristo Community Room and via Zoom

Attendance: John Jacobson, Carla Seyler, Scott Reed, Tom McCorkle, Jill Leneweaver, Sandy Long, Anna Hargis, Rick Reese, Mark Winters, Dana Braatz, Mary Silversti, Jan Johnson

GTA Forum: Mark Winters asked questions about plans to reduce risks of sand in new well and corrosion of the screen. Rick Reese responded that sample core had been taken and casing will be set where larger rocks are.

New Agenda Items: IT report from Laura Deer

April 12, 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 is \$184,908.96, CD's and money market accounts balances \$660,601.51. Monies were moved between accounts to keep totals under the FDIC insurance amount of \$250,000. Accounts Receivable balance of \$439,733.39 is still high due to pending legal action. Most expenses are in line with nothing unusual except for Water due to the cost of fixing the Augmentation Dam. Scott also pointed out where under Standard General and Administration where there is a new line item for Kenny's salary which started April 1, 2023. Tom McCorkle motioned to accept the Treasurer's Report seconded by Jill Leneweaver. Motion passed unanimously.

Committee Chair Reports

Commons- Chris Wassik

No report was submitted.

Tom McCorkle did report that there will be a Noxious Weed Class at the County Fair grounds on May 24th. Presented a flyer which will be hung at the mail center.

Water- Sandy Long

Sandy Long advised that there were two over user for water in April, both were billed. There was one continuous leak, and the homeowner has been notified.

There was a leak at Station A due to a pin hole leak in 2-inch copper pipe. The plumber was able to fix it by replacing fittings but eventually these 40-year-old pipes will need to be replaced.

GTA Drinking Water Quality report for Year 2022 has been released and posted to GTA website under Water Committee. All looks good with no red flags.

Drilling has started on the new well; at 387 feet good water was found.

Forestry- Dana Braatz

The committee met via Zoom on 5/2/23 and primary discussion was slash and what to do with it.

Short term solutions include 1) Haul to county landfill @\$10/trailer load. 2) Chip on site- chipper rental =\$250/day. Chips need to be no more than 1 inch in depth on the ground. 3) Rent the fire department slash trailers @ \$50/trailer. Fire Department will bring out the trailers and haul away.

Gary Craig is working with Kent Maxwell to remove the Shady Fuel break slash. Kent Maxwell is working on scheduling trailers and fire departments tracked mini-claw for loading the piles along CR 365. The goal is to have completed by Memorial Day. Plan B is for the Forestry Committee and Game Trail Volunteers to remove the slash starting the week of June 4th.

Kari Allen is contacting Steve at A.U. to discuss reopening the logging road that starts on A.U.'s property to remove slash from the 20-acre fuel break project. They are hoping to organize another volunteer project for the fall.

Gary Craig has also completed an update to the Wildland Fire Action Plan and will update it on the Game Trail website.

Forest Health workshops will be held May 18th for Ponderosa Pine/Douglas Fir and July 10th for Pinon Pine. People from the State Forestry will walk in the areas and talk trees!

Architecture

Written report submitted.

Communications

Written report submitted

Scott Reed mentioned that Governor Polis has declared May "Tick Awareness" month. There are ticks in Game trail and Scott talked about his experience with Lyme Disease from a tick bite. Scott and Anna Hargis were going to work on an alert to inform the community about ticks and what you can do to prevent/limit exposure.

Finance

Written report submitted.

Jan Johnson made note of one item within the report that we will need to track the hours Kenny works on different projects so the costs can be charged to the correct committee.

STR- Jan Johnson

Jan reported that she has received 1 new application that is awaiting county approval. There have been no complaints/issues with existing short-term rentals.

Roads- Rick Reese

Rick reported that Kenny is extremely happy and is doing an excellent job. He is currently working on spring clean up (clearing ditches, grating roads, etc.) They will be evaluating roads for Dura-blend over the next 2 months. Rick has set up an account with Envirotek to work with them directly to order Dura-blend.

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

Anna reported that the committee is very happy with the search for new board members. They have 3 people interested in serving. The committee will meet and follow the process outlined. They will bring information regarding the candidates to the board at the June meeting.

COMMUNICATIONS Received: None

OLD BUSINESS

Equipment Purchase Update- Rick Reese

So far, the vote seems in favor of purchasing the equipment. John Jacobson has been working with our attorney Greg Powell on a purchase agreement. If the vote goes through the agreement will be presented to Steve Miles on May 22, 2023, with intent to close the deal on June 1, 2023.

Frozen Water Lines Discussion

There are 2 proposed Motions concerning the Frozen Water Lines

Proposed Motion 1: For GTA to pay to add insulation above the water service lines that are in the roadway for the 5 house that had frozen water lines this winter. Rick Reese contacted Steve Miles to get a cost estimate and he has not gotten back to Rick. This motion was tabled until we have estimates.

Proposed Motion 2: Move that GTA Board direct the Architectural Control Committee to require new homes to add insulation above the water service lines that are in the roadway. It was decided that this issue needed to be run by the Committee Chair of the ACC, Todd Allen. Sandy Long agreed to talk to Todd first and then email the Board with his response.

Per Todd's response:

GTA Board, I am proposing we add the following bullet point in the water system requirements section of the ACP (page 10, section 11): This would be inserted as requirement G right after requirement H requiring water meters.

Insulation is required to be installed above the water service line to the house when connecting to the main water line in the road.

The motion was passed by a unanimous vote via email.

IT COMMITTEE- Laura Deer

Laura sent a report that the new website service provider is doing well. In the next few days she will be sending an email to the board members with a link to the new site so we can all see and work within it to give feedback.

NEW BUSINESS

Town Hall Feedback

Rick Reese reported that the town hall went well. He thanked the members of the Roads Transition committee for being present. There were 30- 35 people in attendance. Most questions were concerning where to keep the equipment, maintenance, insurance, etc. The committee had answers for all questions asked and people appreciated the transparency.

Called to Executive Session at 2:38pm and ended at 3:15pm

Jill Leneweaver made a motion to adjourn the meeting and Scott Reed seconded. Board meeting adjourned at 3:16pm