

**Game Trail Association
Board of Directors Meeting
Buena Vista Library
January 11, 2012 1:00 PM**

Call to Order

John Hvizdos called the meeting to order at 1:00 pm. Other Board members in attendance were Phil Strongin, Jeff DeChristopher, Judy Curran, and Val Philpott. In addition, the following committee members were in attendance: Dennis Billings, Wayne Eisenbrandt, Ken Siefken, Chris DeChristopher, and Walt Lafford. The following resident was in attendance: Roger Willas.

Meeting Guidelines

- Allow fifteen minutes for GTA members to speak on agenda or non-agenda items.

Roger Willas asked for clarification about reserves. Ken Siefken explained that Game Trail has four reserve accounts: Designated Capital, Designated Operating Expense, Designated Repair/Maintenance, and Reserve Fire Protection. Jeff DeChristopher said the Board maintains schedules for when these reserves might be needed. Roger would like to see a more in depth explanation of the reserves with the annual billing. He also requested that the annual dues be based on the inflation rate; he feels small increases yearly would be an improvement over requesting special assessments for projects, which can be a very significant dollar amount.

- Add any new agenda item

None added

Approval of December 21, 2011 BOD Meeting Minutes

Judy moved to approve the December 21, 2011 minutes, Phil seconded, the motion passed unanimously.

Written Correspondence Received

A resident inquired as to the sled dogs passing through Game Trail several times a day creating a safety hazard and disrupting the peaceful nature of our community. This has been addressed by previous Boards and the offender does not have permission to use Game Trail's roads.

Treasurer's Report

Jeff DeChristopher reviewed the Profit and Loss Budget of 2011 with the Board. We were under budget on Miscellaneous Expenses and over budget with water expenditures due to the DWDC reimbursement and the water system testing. Game Trail is left with a surplus of \$14,670.

Jeff reported that Collegiate Peaks has the best CD rates in town at 0.6%. He recommended that we use the incoming dues to rebuild our checking account to give us a couple of month's working capital of

\$20,000 and then invest the next \$50,000 in a 12 month CD at Collegiate Peaks. Val moved to approve, Phil seconded, the motion passed unanimously.

Committee Chair Reports

ACC- The discussion about outdoor lighting was postponed until the February, 2012 Board meeting. Dennis Billings reported that an application for a new home was submitted, reviewed by the Committee and approved.

COMMONS- Jeff DeChristopher and Wayne Eisenbrandt have contracted with Chaffee County Waste to be our new trash service. The transition will be February 13th and will save Game Trail \$9100 annually, a 39% savings. The dumpsters will be moved to the north side during the winter months to help keep the area in front of the dumpsters ice free.

COMMUNICATIONS- Chris DeChristopher reported that the committee will be seeking volunteers for the newsletter editor and newsletter publisher.

Chris feels the best option for the new website design will be to move the hosting of the website to one of the web hosting companies that provide the software, templates, and support for \$50 to \$75 per year. This will save the purchase of software for the web design, facilitate the training of new people to update the website, and allow access for updates from any internet connection. The current website hosting by Vista Works costs \$297 per year and does not include the software.

March 1, 2012, is the deadline for articles and pictures to be included in the next newsletter. The 2012 newsletters are currently planned for distribution to members the end of March and the end of September. The Communications Committee requests that Committee Chairs and members take pictures of events and activities and send them to Kathy Matre for the newsletter and website.

FINANCE- Ken Siefken and Chris Krocesky will book the 2011 depreciation and reserve allocation this week.

FORESTRY- John Hvizdos announced that Rick Caissie has agreed to Chair the Forestry Committee. The Board wishes to thank Judy Wait for her outstanding service this past one and a half years as Chair of the Forestry Committee.

SOCIAL- Judy Curran, the former Chair of the Social Committee, reported that she sent a notice to the remaining members of the committee that the Social Committee will be discontinued. The annual Ice Cream Social and the Annual Picnic will continue to be events put on with the help of volunteers as it was before there was a Social Committee. She thanked the present committee members for their service and encourages them to involve themselves by joining another committee or volunteering for future events in Game Trail.

WATER- Walt Lafford reported that the Water Committee found a couple of leaks at Station A and they have been repaired. The Water Committee met with Mesa Antero's Water Committee. Mesa Antero has a private company running their water system for 80 homes at a cost of \$1,000 per year per home. Mesa Antero only has 20,000 gallons in water storage. But, it has compound water meters to detect leaks in a timely and accurate manner. Walt would like to procure 2 compound water meters for our two largest zones.

Old Business

Insurance Issues

The Board received a quotation from Sunflower Insurance Agency for D&O coverage and general liability coverage. The premiums on these policies were more than the premium being paid to QBE Insurance. The Board also has a quotation from State Farm Insurance which is significantly less than QBE's premium. The Board will determine if the State Farm policy is as or more comprehensive than the QBE policy and will report back at the Board's February meeting.

We have not been successful in finding a surety bond for Chris Krocesky. In order to get some fidelity coverage on Chris, the Board is investigating making Chris an employee of Game Trail. This would allow Game Trail to place Chris under its general liability policy.

Renewable Energy Issues

John requested this issue be discussed in executive session and asked Ken Siefken and Dennis Billings to stay and participate in the discussion.

New Business

Outdoor Lighting

This was discussed under the ACC Chair reports.

Next Meeting

The next Board meeting will be held February 8, 2012 at **9:30 am** at the Buena Vista Library.

Adjournment

Judy moved to adjourn, Jeff seconded, the motion passed unanimously. An executive session followed.

Respectfully submitted,

Val Philpott, Secretary