

**Game Trail Association
Board of Directors Meeting
Buena Vista Library
December 21, 2011 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 members were in attendance: Cloyce Miller, Wayne Eisenbrandt, Ken Siefken, Christine DeChristopher, and Walt Lafford.

Meeting Guidelines

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

None

- Add any new agenda item

Add Chaffee County Waste to Old Business

Approval of November 9, 2011 BOD Meeting Minutes

A correction was requested under *Discussion on the Budget 2012* under New Business of November's minutes. The last sentence was dropped and the second sentence was changed to: The Board made adjustments to the preliminary 2012 budget; one major change was increasing the road maintenance budget from \$40,000 to \$55,000. Phil moved to approve the amended minutes, Jeff seconded, the motion passed unanimously.

Written Correspondence Received

An e-mail was received from Glenda and Skip Zopf regarding flashing light bulbs; the intent being that emergency personnel can more easily find your home with one of these flashing bulbs. To find more information on obtaining these bulbs go to the Safety Think Inc. website <http://www.safetythink.com> or call at 1-866-723-3894.

Treasurer's Report

Jeff DeChristopher will research available interest rates for accounts to replace CDs that will be maturing in the next few months and will report back to the Board in January. We should end the year just slightly over our budgeted expenditures. The Finance Committee will allocate the planned surplus to our reserves when the year is closed. We are in very good shape with our delinquent accounts and overall Game Trail is heading into the new year on track.

Committee Chair Reports

ACC- No report

COMMONS- There was a brief discussion about the dumpsters and the snow mounds that our members must climb in order to dump their trash. Wayne is considering moving the dumpsters to the north side during the winter or installing a snow fence. He will confer with Chip Wait and together they will come up with a solution. Wayne has examined the downed fence at the front entrance to Game Trail and will rectify the situation when it is feasible to do so.

COMMUNICATIONS- John introduced to the Board our new Communications Chair, Christine DeChristopher. Chris had sent a detailed memo to the Board outlining 5 issues for discussion. Some of those issues discussed were the redesign of the Game Trail website, Game Trail Newsletter, buying a new laptop computer and software (Chris will have cost estimates at the next meeting), and web site operation. The Board asked the Committee to plan to issue two newsletters in 2012, one at the end of March and one at the end of September. The call for nominations for the Board of Directors will be handled as a separate mailing. The Committee will coordinate the redesign of the website with input from members and the Board.

FINANCE- Ken Siefken reported on the Board Designated Reserve Analysis. Because we have two expensive projects in the future- the re-paving of Great Peaks and a new well, the Finance Committee has suggested an increase in dues is necessary beginning in January 2012. The Finance Committee recommended a \$50 increase for homeowners and \$25 for lot owners. The Finance Committee also suggested that the Fire Protection Reserve be re-designated to the other reserve accounts. Val moved to approve the dues increase as proposed by the Finance Committee, Phil seconded, the motion passed unanimously.

FORESTRY- No report

SOCIAL- No report

WATER- Walt Lafford reported the Water Committee found another leak last month on National Forest. We were losing about 5,000 gallons a day. Walt stated that our water usage is down to 20,000 gallons a day. The Water Committee is requesting a snow fence be installed at Well C. The next time the Water Committee suspects a leak they would like to rent a device that uses sound to measure water flow. It is Walt's belief that this tool will help immensely in finding the next leak in a more timely matter.

Old Business

Insurance Issues

We are still getting quotes and any other discussion was tabled until next month.

Neighbors

Moved to an executive session.

Renewable Energy Issues

This was also moved to executive session.

Chaffee County Waste

Jeff reported on the quote he received from Chaffee County Waste. The quote was based on two pick-ups a week and the same number of dumpsters, with a savings of 39%. A three year contract is possible with a 180 day cancellation period. Jeff and Wayne Eisenbrandt will meet with Chaffee County Waste to finalize a contract. Jeff asked for Board approval to enter into a contract provided the contract price is approximately \$1,200 per month. Val moved to approve the motion, Judy seconded, the motion passed unanimously.

New Business

Outdoor Lighting

Discussion was tabled until Dave Nelson the Chair of the ACC can attend.

Review and Vote on Proposed Budget of 2012

Phil moved to approve the budget, amended to reflect the approved dues increase, Judy seconded, the motion passed unanimously.

Consideration of Dues Increase

See the Finance Committee report.

Next Meeting

The next Board meeting will be held January 11, 2012 at the Buena Vista Library, 9:30 am.

Adjournment

Jeff moved to adjourn, Phil seconded, the motion passed unanimously. A brief executive session followed the meeting.

Respectfully submitted,

Val Philpott, Secretary