

**Game Trail Association, Inc.  
Board of Directors Meeting  
Buena Vista Library  
October 12, 2011 1:00 PM**

**Call to Order**

John Hvizdos called the meeting to order at 1:00 pm. Board members in attendance were Phil Strongin, Jeff DeChristopher, Val Philpott, and Judy Curran participated by phone.

**Meeting Guidelines**

- Allow fifteen minutes for GTA members to speak on agenda or non-agenda items.  
Sam Livingston asked to speak in regard to agenda item 'short term rentals' under New Business
- Add any new agenda item  
Add Randy Wagner's Lot Line Adjustment under New Business

**Approval of September 10, 2011 BOD Meeting Minutes**

Phil moved to approve the September 2011 minutes, Val seconded, the motion passed unanimously.

**Written Correspondence Received**

John Hvizdos received a letter inquiring as to why the member's commercial sign was removed from the bulletin board. John explained to the resident that the bulletin board is for Game Trail business or publicizing community events and no commercial endeavors are permitted. The Board discussed placing a lock on the bulletin board with the President and Game Trail Administrator each having a key.

**Treasurer's Report**

Jeff DeChristopher reported that he and Chris Krocesky are working on the 2012 Budget. A preliminary budget will be submitted to the Board at the next meeting. We will be slightly over our 2011 Budget in road maintenance and trash service. Jeff projects that overall we will be under budget for this year.

**Committee Chair Reports**

**ACC-** Andy Childers reported that there are 7 houses under construction in Game Trail and 3 applications are pending. The ACC has approved a new solar tracking panel on Elk Meadow.

The solar installation in dispute on Valley View is well within the 100 foot setback. Setbacks are there to protect Game Trail lot owners. The member's application, which was submitted after the solar panel was

installed, will be denied. John will notify the owners of the ACC's findings and tell them that they are required to remove the solar installation. If the owners wish to reinstall the device, they will be required to file a new application and cooperate with the Architectural Control Committee.

There was a brief discussion about 'solar gardens'. The Board asked Dennis Billings to research a 'solar garden' installation on either Game Trail property or leased property outside of Game Trail. This subject was researched several years ago by Butch Hooper, but with all the tracking solar panels being installed and with the possibility of windmills being installed the Board thought a second look was warranted.

**COMMONS-** Wayne Eisenbrandt had Miles Construction fix a couple of road problem areas in Game Trail. There was much discussion on increasing Wayne's budget for road maintenance. Walt Lafford feels there will be enough money to use Game Trail's water for the roads rather than having outside water trucked in; since the Water Committee recently found and fixed significant leak Game Trail's water consumption has decreased. John thanked Wayne for the new road signs, Wayne would like to have the rest of the signs replaced next year.

**COMMUNICATIONS-** John is searching for a new chair of the Communications Committee and he may have an editor for the newsletter. The Board decided a photo editor is needed for the Newsletter.

John reported on updating Game Trail's website, with a private area for posting meeting agendas, Board meeting minutes, and forum comments. The private area would be password protected.

**FINANCE-** No report

**FORESTRY-** Chip Wait said 13 lots were evaluated for fire danger and forest health during the Annual Meeting weekend. On October 11<sup>th</sup> thirteen Forestry Committee members spent seven hours clearing slash from a member's property. Eleven trailer loads of slash were deposited at the Game Trail slash pit. Chip reported there is too much slash to bury. Chip will talk to the Chaffee County Fire Department authorities on the proper procedures and get the fire community involved in the burn. Phil moved to give the Forestry Committee authority to obtain a fire permit and the necessary personnel to conduct and monitor the burn, Val seconded, the motion passed unanimously.

Chip attended a Forestry seminar in Snowmass. The Colorado State Forest Service said the mountain pine beetle is not at epidemic proportions in Chaffee County. The Service suggests that people stop spraying except for trophy trees because the spray destroys friendly beetles that feed off of the mountain pine beetle. There is an outbreak in Wolf Creek of spruce beetle which is heading north. This should not impact Game Trail since our forest is primarily ponderosa, lodgepole, and pinion.

**SOCIAL-** No report

**WATER-** Walt Lafford reported that the Water Committee located a significant leak at West Promontory and Main Range. Game Trail was losing 10,000-15,000 gallons a day; this may explain the high water usage reported this past summer.

The Sanitary Survey was completed and sent to the State. There were some minor infractions which have since been corrected. Game Trail is now in compliance.

Game Trail was required to test three of our older homes for lead and copper at the cost of \$4,000. This testing will be required every three years.

## **Old Business**

### *Insurance Issues and Coverage for Equine Activities*

John met with Justin Storms of State Farm in order to compare their policy with the Neil-Garing/QBE insurance policy that Game Trail presently holds. State Farm quoted \$2,246 a year, including equine activity coverage as long as Game Trail does not provide trail rides or training facilities, versus the Neil-Garings/QBE charge of \$6,167. John will request Neil-Garing give an explanation as to what Game Trail is getting for the extra \$4,000 expense.

## **New Business**

### *Short Term Rentals*

Sam Livingston petitioned the Board to do something about the short term rentals in Game Trail. A neighbor of Sam's continues to rent her home for short term even though she has not obtained a special use permit or pays lodging and commercial taxes. Guests are problematic with noise, excess traffic, and abuse of our trash facilities. Sam will continue to put pressure on the county for resolution to the problem; the Board will continue to monitor the situation and come up with a solution. The neighbor also may not be paying the required short term rental occupancy tax. Therefore, Chris will give John the direct line to the State Department of Revenue to make an inquiry and possibly lodge a complaint.

### *Game Trail Bulletin Board*

See Written Correspondence

### *Game Trail Administrator Independent Contractor Agreement*

The Board postponed discussion until next month.

### *Randy Wagner's Lot Line Adjustment Request*

Chris Krocesky presented Randy Wagner's request for a lot line adjustment to Lot 17 and Lot 18 in Filing 9; Randy owns both lots. John will write a letter to Chaffee County giving Game Trail's permission for the lot adjustment.

## **Next Meeting**

The next Board meeting will be held November 9, 2011 at the Buena Vista Library.

## **Adjournment**

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

Respectfully submitted,

Val Philpott, Secretary