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### GTA Board Meeting Minutes October 8, 2025

1. Meeting called to order by Anna Hargis at 1:00 pm. Meeting was held at the Sangre de Cristo Electric Association Community Room and by Zoom. Notice of this meeting was posted online at [www.gametrailassn.org](http://www.gametrailassn.org) and at the Game Trail Mail Center.
2. Roll Call – Bailey conducted the roll call of the Board. A quorum of five board members was present: Anna Hargis, President; Rick Lueb, Vice President; Anne Jackson, Treasurer; Tim Goff, Assistant Treasurer; Nancy Bailey, Secretary.

Committee Chair Attendance: Chris Wasik, Commons; Linda Craig, Communications; Lynn Williams, Website; Don Caskey, Finance; Gary Craig, Forestry; Barb Sosnowski, Nominating; Rick Reese, Roads; Sandy Long, Water.

Others in Attendance: Jan Johnson, Financial and Administrative Assistant; Mary Silvestri, Skip Bailey.

3. GTA Forum: none
4. New Agenda Items for this meeting: Silvestri requested a discussion about planning for the 2026 annual meeting picnic. Hargis placed it on the agenda under 6.a.
5. August and September 2025 Financial Reports – Jackson presented the financials.
6. New Business
  - a. Planning for 2026 annual meeting picnic was discussed.
  - b. Voting Items: HB25-1043, Revised CCIOA Collection Policies
    - i. Consideration of new GTA Policy Regarding Procedures for Collection of Unpaid Assessments
    - ii. Consideration of new GTA Policy Regarding Registration of Phone Number and Email Address
    - iii. Consideration of form of GTA Foreclosure Resolution
    - iv. Consideration of form of GTA Collection Turnover ResolutionHargis made a motion to adopt these policies, Lueb seconded. Motion passed unanimously.
  - c. Discussion Items
    - i. Altitude Community Law proposals for Amendments to the Governing Documents and compliance with 9 Required Policies – Discussion was held on the benefits of working with Altitude Community Law on their proposals and the cost to do so.
    - ii. Budget process – Jackson reviewed schedule for the 2026 budget. She requested committee chair input by the end of October. She'll present a draft budget to the Board in November, with a vote planned for December. Caskey is working with the Finance Committee on the capital budget.

- iii. WTF Action Plan and updates – Lueb presented the WTF scope and progress to date. There was an extensive discussion by the Board and meeting attendees.

7. Old Business

- a. Voting Items - none
- b. Discussion Items
  - i. Visionary Broadband status – Hargis stated the Fall newsletter will include an update. Reese will continue working with the Visionary contractors to ensure that road restoration and seeding will be completed.
  - ii. Game Trail traffic control signage – Reese reported that new stop signs have been erected.

8. Committee Reports (order for committee presentations will rotate each month)

- a. Roads Committee Report – Rick Reese
- b. Short Term Rentals – Jan Johnson
- c. Social – Jill Leneweaver
- d. Water – Sandy Long
- e. Architectural Control – Ed Simmons
- f. Commons – Chris Wasik
- g. Communications, Website – Linda Craig, Anna Hargis
- h. Finance – Don Caskey
- i. Forestry – Gary Craig & Dennis Billings
- j. Nominating – Barb Sosnowski

9. Executive Session – The Board adjourned into Executive Session at 2:50 pm to discuss the status of accounts receivable.

10. Hargis reconvened the regular meeting at 3:14. Jackson made a motion to adjourn the meeting and Goff seconded. Motion was approved unanimously, and the meeting was adjourned at 3:15 pm.