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### **GTA Board Meeting Minutes November 12, 2025**

1. Meeting called to order by Anna Hargis at 1:02 pm. The 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. 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: Sandy Long, Water; Gary Craig, Forestry; Rick Reese, Roads; Jill Leneweaver, Social; Ed Simmons, Architectural Control; Chris Wasik, Commons; Barb Sosnowski, Nominating.

Others in Attendance: Jan Johnson, Financial and Administrative Assistant, Skip Bailey, Ron Cook, Peggy Cook

3. GTA Forum: none
4. New Agenda Items for this meeting: none
5. November 2025 Financial Reports – Jackson stated cash flow and total net profit are positive for the year and will be at year end. The estimate of expenses for the remainder of 2025 is \$70,000 except for Well F expenses which are being estimated.
6. Committee Reports – no additions to monthly reports, except where noted
  - A. Finance – Don Caskey
  - B. Water – Long reported that the Colorado Dept. of Public Health & Environment (CDPHE) conducted a sanitary inspection of the Game Trail water system. Minor deficiencies have been repaired. She also noted that a VT Scada upgrade is underway.
  - C. Forestry – Gary Craig & Dennis Billings
  - D. Roads Committee Report – Rick Reese
  - E. Short Term Rentals – Jan Johnson
  - F. Social – Jill Leneweaver
  - G. Architectural Control – Ed Simmons
  - H. Commons – Chris Wasik
  - I. Communications, Website – Linda Craig, Lynn Williams
  - J. Nominating – Barb Sosnowski

7. Old Business

A. Voting Items

7.A.i. Altitude Community Law to create GTA's 9 Required Policies – N. Bailey reported the firm will charge a lump sum of \$895 to complete the 8 policies, since GTA has already paid for the Collection Policy. N. Bailey moved to approve retaining Altitude Community Law to create the remaining 8 policies. Jackson seconded. The motion passed unanimously.

7.A.ii. Well F Expenses – S. Bailey reported that the budget may be exceeded, given additional costs from Wright Water Engineers and the requirement to add an expansion tank. He requested an additional \$14,000 for a new total not-to-exceed budget of \$448,000. Jackson moved to approve a new not-to-exceed budget of \$448,000. Goff seconded. The motion passed unanimously.

B. Discussion Items

7.B.i. Water Usage Task Force – Lueb presented a summary of the information in his report distributed to the Board, including some proposed budget items. One of the WUTF recommendations is not to pursue paying for software for a customer portal, as the vendor advised that less than 10% of customers utilize these portals. Also, there are easier, more cost-effective ways to provide user information. There was discussion about whether to provide monthly or annual information, and the best way to communicate to Game Trial homeowners. Lueb will return with a recommendation.

In the interest of having more discussion on this item, Jackson moved to schedule a special board meeting for December 4, 2025. N. Bailey seconded. The motion passed unanimously. Hargis will follow up to confirm the date for this meeting.

8. New Business

A. Voting Items

8.A.i. GTA Banking Changes – Jackson presented the proposal to reduce the number of banks where GTA holds accounts, from four to three, closing the accounts at Collegiate Peaks Bank. She noted this change is consistent with the Association's Financial Policies and Procedures. N. Bailey moved to approve this change, with the condition that Jackson discuss this with Don Caskey, Chair of the Finance Committee, before acting. Lueb seconded. Motion approved unanimously.

B. Discussion Items

8.B.i. Draft 2026 Operating Budget - Jackson presented the Draft 2026 Operating Budget.

8.B.ii. Draft 2026 Capital Budget – Lueb motioned to table this item until the December meeting. N. Bailey seconded. The motion passed unanimously.

9. Executive Session – The Board adjourned into Executive Session at 2:43 pm to discuss:

9.i. Legal Counsel update on volunteers

9.ii. Accounts Receivable

9.iii. Staffing

10. Hargis reconvened the regular meeting at 3:30 pm. N. Bailey moved to adjourn the meeting and Lueb seconded. The motion passed unanimously.

Next meetings: Special meeting, December 4, 2025; December 10, 2025, SDCEA Community Room