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GTA Board Meeting Minutes December 10, 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 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: Ed Simmons, Architectural Control; Don Caskey, Finance; Dennis Billings, Forestry; Barb Sosnowski, Nominating; Rick Reese, Roads; Alison Bagley, Water

Others in Attendance: Jan Johnson, Financial and Admin. Assistant, Loretta Kyle, Skip Bailey
3. GTA Forum – Hargis asked for committee chairs to notify her of 2026 events she can include in the President's letter that will go out with the January 1st annual assessment invoices.
4. New Agenda Items for this meeting – Jackson requested adding a personnel matter to Executive Session. Jackson moved to approve, Goff seconded. Motion passed unanimously.
5. November 2025 Financial Reports – Jackson presented the Financials. Funds from a maturing CD were deposited into new interest-bearing accounts. Game Trail's bank accounts were reduced from four banks to three to streamline management. Cash flow is positive for the rest of 2025 and for January 2026.
6. Committee Reports – Additional comments to monthly reports are noted:
 - A. Finance – Don Caskey
 - B. Water – Sandy Long - Hargis announced that Alison Bagley has taken the position of Co-Chair of the Water Committee
 - C. Forestry – Gary Craig & Dennis Billings – Billings stated the Committee is examining dead trees adjacent to roads and is considering a program to get volunteer sawyers to cut these trees down. Reese said he will coordinate with the Committee on this project.
 - 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. 2026 Annual Budget – Jackson presented the 2026 Annual Budget. The Board discussion did not result in adding back funds for water tank cleaning and road

restoration to the budget. The Board concurred that dues will not increase for 2026. Lueb motioned to approve the 2026 Budget, Bailey seconded. Motion passed unanimously.

7.A.ii. Collection Turnover Resolutions – Bailey presented three Resolutions that are the final step to turn delinquent accounts over to the attorneys for collections:

- Account # 1834262268 (water meter # for home)
- Account # For377 (lot, no water meter)
- Account # 1834255978 (water meter # for home)

Two of them are for properties that have been unresponsive in completely curing their delinquencies. One of them is for a property whose owner has requested a repayment plan. The Board has approved their request. If this owner fails to follow the repayment plan requirements, the Resolution will be forwarded to the attorneys for collections. Jackson moved to approve the three Resolutions, Goff seconded. Motion passed unanimously.

7.A.iii. Past Due Excess Water User Billing – Hargis asked for a motion to move this item to Executive Session. Lueb moved and Bailey seconded. Motion passed unanimously.

B. Discussion Items - none

8. New Business

A. Voting Items – none

B. Discussion Items

8.B.i. Fire Station Update – Kyle gave a report on her activities to date on the Fire Station item. Next step is to seek volunteers to work on setting up and promoting a GTA member vote on rededicating the 1-acre in the northeast corner of Game Trail to the Chaffee County Fire Protection District for a fire station site. Hargis will assist with Sign-up Genius for this effort.

8.B.ii. Water for road maintenance – Caskey stated that he and Reese have discussed the need for more water resources for use in maintaining the Game Trail roads. He suggested that the Board could explore buying more water rights from the Upper Arkansas Water Conservancy District (UAWCD). He recommended next steps would be to contact the UAWCD, the Colorado Division of Natural Resources (DNR) Water Division, and Dave Kelly, manager of the Domestic Water Development Corporation (DWDC). Ed Simmons volunteered to lead the follow-up on this item.

8.B.iii. Draft 2026 Capital Budget – Caskey presented the Finance Committee recommended 2026 Capital Budget, with the caveat that they will need to see the year-end numbers to finalize.

9. Executive Session – Lueb moved to adjourn into Executive Session at 2:20 pm. Jackson seconded. Motion passed unanimously.

9.i. Personnel matter

9.ii Legal Counsel updates

10. Hargis reconvened the regular meeting at 3:05 pm. Jackson moved to adjourn the meeting at 3:07 pm and Bailey seconded. Motion passed unanimously.

Next meeting: January 14, 2026 Sangre de Cristo Community Room & Zoom