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## GTA Board Meeting Minutes January 14, 2026

1. Meeting called to order by Rick Lueb at 1:00 pm. President Hargis attended the meeting remotely and requested that Lueb chair the meeting. The meeting was held at High Country Bank 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: Ed Simmons, Architectural Control; Don Caskey, Finance; Gary Craig, Forestry; Linda Craig, Communications, Barb Sosnowski, Nominating; Rick Reese, Roads; Sandy Long, Water  
  
Others in Attendance: Jan Johnson, Financial and Admin. Assistant, Peggy Cook, Ron Cook, Skip Bailey
3. GTA Forum – Item 1, G. Craig, P. Cook and R. Cook recommended to the Board that a notification be sent out to the Game Trail membership about the Rec Adopters program looking for more volunteers. Item 2, Lueb confirmed that Ken Strasser has withdrawn his request to address the Board about his idea to construct an RV parking area in Game Trail because this idea has been previously vetted and determined infeasible. Lueb said the Board appreciated his interest and involvement. Item 3, Reese is recommending that the easement trailhead on Aspen Turn be closed temporarily due to homebuilding activity on Aspen Turn. Item 4, G. Craig inquired about the status of waiver of liability. Hargis stated she is waiting for a response from GTA's attorney Greg Powell, and for now, Committee Chairs should use their judgment as to what may constitute a hazardous activity and discourage same.
4. New Agenda Items for this meeting – Bailey moved to add Items 1 and 3 to the agenda under 8.A.i and to also add an Executive Session to discuss managing vendor contracts. Jackson seconded. The motion passed unanimously.
5. December 2025 Financial Reports – Jackson presented the Financials. December was a good month, in terms of expenses, the net income decrease was roughly \$78,500 compared to \$85,600 last year. Most of the increased expense compared to other months in 2025 was due to depreciation and amortization of \$47,189. GTA ended 2025 with more net income than budgeted and maintained our cash flow all year. Dues are already coming in so that's a good sign for accounts receivable this year. 2025 was a successful year financially for Game Trail.
6. Committee Reports – Additional comments to monthly reports are noted:
  - A. Finance – Don Caskey
  - B. Water – Sandy Long & Alison Bagley: Reese gave an update on Station A leak. Ted's Plumbing will repair on Jan 15, 2026 and add shut-off valve for easier future maintenance.
  - 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. 2026 Capital Budget – Caskey presented the recommended Capital Budget, totaling \$77,000; comprised of \$35,000 for an Upgraded Water Monitoring and Meter Reading System, and \$42,000 for Well F that is money remaining from the 2025 Capital Budget. The net increase in the cost for the well is \$10,000, for a total cost of \$444,000. Jackson moved to approve and Bailey seconded. Motion passed unanimously.

7.A.ii. Finalize and vote on Water Usage Task Force Special Meeting Topics – Hargis led a discussion and vote on the WUTF recommendations discussed in prior meetings.

GTA Rule & Regulation 19-01 Excess Water Usage: Reduce the monthly maximum use from 7,500 to 7,300 gallons, with the caveat that surplus water use charges will not be imposed unless a household goes over 7,500 gallons a month. Usage over 7,300 will incur a warning from the Water Committee. Hargis moved and Goff seconded to approve this reduction. Motion passed unanimously.

Hargis moved, and Jackson seconded, to provide residents water use information in a portal on the Game Trail website. Motion passed unanimously.

GTA Rule & Regulation 12-04 Allowable Use of Outside Water: The Board concurred that no changes should be made until such time as there are 375 homes constructed in Game Trail, per the provision in the state well permit authorizing use of outside water.

GTA Rule & Regulation 12-09 Water Services: Alison Bagley is in progress with edits to this R&R.

B. Discussion Items

7.B.i. Action plan, owners and timeline to adopt the 9 required governance policies – Hargis asked the following Board members and Committee Chairs to conduct reviews of the nine Good Governance Policies required by CCIOA with the wording proposed by Altitude Community Law, and make recommendations prior to the February 11 Board meeting, as follows:

<b>Policy #</b>	<b>Description</b>	<b>Reviewers</b>
1	Adoption & Amendment of Policies, Procedures and Rules	Nancy and Anna
2	Collections	Complete - Adopted Oct 8, 2025
3	Conduct of Meetings	Nancy and Barb
4	Inspection of Records	Jan and Rick L
5	Covenant and Rule Enforcement and Fine	Anna and Tim with Linda C
6	Conflicts of Interest	Rick L and Nancy
7	Reserve Fund and Investment	Don and Anne
8	Alternative Dispute Resolution	Nancy and Tim
9	Reserve Study	Don and Anne

8. New Business
  - A. Voting Items
    - 8.A.i Rec Adopters. Bailey moved to approve R. Cook drafting a notice for distribution to GTA membership by the Communications Chair regarding Rec Adopters. Jackson seconded. Motion passed unanimously.
    - 8.A.ii Closing easement trailhead on Aspen Turn. After discussion of this item, Bailey moved 1) that a sign be posted at the intersection of Aspen Turn and Eagles Ridge Rd notifying drivers of temporary construction vehicles parking on Aspen Turn; and 2) that an alert be sent out by the Communications Chair to GTA membership with this information. Goff seconded. Motion passed unanimously.
9. Jackson moved to adjourn into Executive Session at 2:30 pm. Bailey seconded. Motion passed unanimously.
  - 9.i. Managing GTA vendor contracts
  - 9.ii. Personnel matter
10. Lueb reconvened the regular meeting at 2:40. Bailey moved to adjourn and Goff seconded. Motion passed unanimously.

Next meeting: February 11, 2026, Sangre de Cristo Community Room & Zoom