

Game Trail Association



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Buena Vista, CO 81211

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www.gametrailassn.org

GTA Board Meeting Minutes February 11, 2026

1. Meeting called to order by Anna Hargis at 1:00 pm.
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; Sandy Long, Water, Alison Bagley, Water

Others in Attendance: Jan Johnson, Financial and Admin. Assistant, Skip Bailey; Marian Van Poppel, John Burto-Amador, Chris Kale, V3

3. GTA Forum
 - A. ACC Variance Appeal, 30580 Promontory West – John Burto-Amador and Chris Kale presented their reasoning for requesting the variance that was reviewed by the Architectural Control Committee (ACC). The ACC did not fully endorse the variance request. This request was voted on by the Board under Agenda Item 8.A.i.
 - B. Billings asked the Board to consider widening Great Peaks and adding a painted yellow stripe down the middle to try to address the safety issue of drivers speeding. The discussion that followed focused on future additional signage and possibly a portable electronic sign that shows speeds. N. Bailey passed on a suggestion from S. Bailey for consideration of adding a separate bike lane adjacent to Great Peaks for runners and cyclists.
4. New Agenda Items for this meeting? Hargis requested adding a Legal Update to Executive Session, and to move Old Business Discussion item B.7.B.i, Update on Surplus Water Usage fee structure to 7.A. Voting Items. N. Bailey requested adding a Covenant Violation item to Executive Session and consideration of a Power Screen purchase to Voting Items, under 7.A.vi. Lueb moved to approve the agenda as amended. N. Bailey seconded. Motion passed unanimously.
5. January 2026 Financial Reports – Jackson presented the Financials. Cash flow was excellent for January with 2026 dues payments flowing in. GTA is in an excellent position with accounts receivable compared to 2025 as there are dues outstanding of approximately \$62,000 compared to over \$200,000 at this point in 2025. Additionally, another \$8,000 has been received in February. Expenses were consistent with budget expectations and compared to January 2025.
6. Committee Reports
 - A. Finance – Don Caskey
 - B. Water – Sandy Long & Alison Bagley
 - 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

- Hargis reminded the Committee Chairs to send their reports the Friday before the meeting to the Communications Committee to post in Google Drive.
- Simmons asked for clarification on the water line installation process. Builders should contact Rick Reese, and he will schedule with Steve Miles to do the work. Game Trail Association will pay Steve Miles and invoice the homeowner for reimbursement. This process also ensures that Rick Reese and Jann Hopp are aware of the timing for the water meter to be installed.
- Long stated the Water Committee is seeking a volunteer Project Manager for the VT Scada upgrade project. S. Bailey stated he is interested in helping; however, he needs to understand exactly what is involved. Simmons also expressed interest in helping with this project.
- N. Bailey thanked Simmons for his recent technical help on Well F pumphouse design issues.
- Hargis thanked Reese for his work on repairs to Station A.

7. Old Business

A. Voting Items - At 1:55 pm Hargis relinquished the Chair to Lueb to manage the voting process

7.A.i. Adopt the 8 required governance policies – Jackson moved to approve the 8 policies listed below. Hargis seconded. Motion passed unanimously.

- 1 Adoption & Amendment of Policies, Procedures and Rules
- 2 Conduct of Meetings
- 3 Inspection of Records
- 4 Covenant and Rule Enforcement and Fines
- 5 Conflicts of Interest
- 6 Reserve Fund and Investment
- 7 Alternative Dispute Resolution
- 8 Reserve Study

7.A.ii. Revised GTA Financial Policies & Procedures – Caskey presented a summary of the changes made to the Policies to come into compliance with CCIOA. N. Bailey moved to approve and Hargis seconded. Motion passed unanimously.

7.A.iii. Reserve Analysis and associated Balance Sheet entries – Caskey presented the analysis prepared by the Finance Committee. Hargis asked about reserves for water system replacement or repairs in the future. Caskey confirmed that the Operating Expense Reserve of \$45,000 is available for this purpose. Reese suggested that the hydrant system, particularly in the Meadow portion of Game Trail, should be evaluated for expansion. Caskey noted this would be a Capital Budget item. N. Bailey moved to approve the Reserve Analysis and tie it to the Balance Sheet as of today. Goff seconded. Motion passed unanimously.

7.A.iv. Purchase additional water rights for GTA road maintenance. Hargis reported that the Board vote via email in early February was unanimously approved. Simmons gave an update on the cost and process to purchase these additional water rights. The capital cost for the water is \$7,700 and there is an administrative fee of \$930, for a total of \$8,630. This is a one-time, up-front cost. There will also be a small annual fee to maintain this right. Caskey will revise the 2026 Capital Budget to add \$7,700 for this water rights purchase.

7.A.v. Update on Surplus Water Usage fee structure – Hargis summarized the content and intent of the revisions to this water usage policy that she worked on with Greg Powell, GTA's attorney. Long supported the changes and clarified that the Water Committee does not monitor daily water use; rather it monitors monthly with the meter readings. Long also suggested acknowledging the additional costs from excess water usage. The Board reaffirmed that it would

review any owner request for waiver or reduction of the fee, rather than that decision happening at the Committee level. Given these revisions needed to the document, N. Bailey moved to table the item. Hargis seconded. The motion passed unanimously. After the meeting, Hargis issued a revised policy for a Board vote by email.

7.A.vi. Power Screen Purchase – Reese presented an analysis and justification for this purchase with a cost of \$20,000. Jackson moved to approve the purchase, with Hargis seconding. Motion passed unanimously. Caskey will revise the 2026 Capital Budget to add \$20,000 for this equipment.

B. Discussion Items - none

7. New Business

A. Voting Items

8.A.i. ACC Variance request: Amador-Van Poppel, 30580 Promontory West – Simmons reviewed the ACC recommendation to allow setback relief on the north side of the property, but not for any of the other sides. N. Bailey moved to approve the ACC recommendation. Jackson seconded. Motion passed unanimously.

C. Discussion Items – none

9. At 2:50 pm, Lueb relinquished the Chair to Hargis and moved to adjourn into Executive Session to discuss the topics listed below. Bailey seconded. Motion passed unanimously.

- 9.i. Accounts Receivable
- 9.ii. Legal Update
- 9.iii. Covenant Violation

10. At 3:00 pm, Lueb moved to adjourn the Executive Session and resume the Regular Meeting. N. Bailey seconded. Motion passed unanimously. At 3:02 pm, Lueb moved to adjourn the Regular Meeting. Jackson seconded. Motion passed unanimously.

Next meeting: March 11, 2026 at 1pm, Chaffee County Public Safety Complex, 200 Steele Dr, Buena Vista CO 81211

(From Hwy 24 southbound, turn right on Gregg Dr. Building is the 1st one on the right.)