

Game Trail Association



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GTA Board Meeting Minutes March 11, 2026

1. Meeting called to order by Anna Hargis at 1:00 pm. The meeting was held at the Chaffee County Public Safety Building 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; Chris Wasik, Commons, Linda Craig, Communications, Don Caskey, Finance; Gary Craig, Forestry; Barb Sosnowski, Nominating; Rick Reese, Roads.

Others in Attendance: Jan Johnson, Financial and Admin. Assistant, Skip Bailey

3. GTA Forum – no items
4. New Agenda Items for this meeting – Bailey moved to add the Revised 2026 Capital Budget and the Updated 2026 Reserve Analysis to the agenda under 7. Old Business, A. Voting Items. Hargis seconded. Motion passed unanimously. Hargis moved to move agenda item 8.A.i. Revised Procedure for Nominations and Elections from a voting item to a discussion item, under 8.B.i. Bailey seconded. Motion passed unanimously.
5. February 2026 Financial Reports – Jackson presented the Financials. Expenses are tracking well with the Budget. Accounts Receivable are less than half of what they were this time last year, with \$32,100 outstanding versus \$71,000 outstanding. Ten lot owners and 17 homeowners are past due on the 2026 annual assessment.
6. Committee Reports – Hargis reminded Chairs to use Sign-up Genius as a tool to recruit volunteers and manage tasks. She said the Water Committee will be using this for scheduling their activities.
 - Finance – Don Caskey
 - Water – Sandy Long & Alison Bagley
 - Forestry – Gary Craig & Dennis Billings – G. Craig noted the Chaffee Chips program will **not be available** to the GTA community for the 2026 season. He also gave the Board his two-month notice of stepping down from Chairing the committee, as he will be moving out of Game Trail in a few months.
 - Roads – Rick Reese
 - Short Term Rentals – Jan Johnson
 - Social – Jill Leneweaver
 - Architectural Control – Ed Simmons noted that the ACC is preparing an update to the ACP to accommodate requests for outdoor saunas.
 - Commons – Chris Wasik provided initial information on adding mailboxes to the Mail Center in

response to comments Johnson had received from new residents that the local Post Office said there were no more available boxes to assign. L. Craig offered to follow up with the regular mail carrier who delivers to Game Trail about this issue.

- Communications, Website – Linda Craig & Lynn Williams: The deadline for submitting articles for the **Spring Newsletter** is **March 27**. All submissions should be sent directly to communications@gametrailassn.org.
- Nominating – Barb Sosnowski

7. Old Business

A. Voting Items

7.A.i. Revised 2026 Capital Budget – Lueb moved to approve the March 11, 2026 revised budget. Bailey seconded. Motion passed unanimously.

7.A.ii. Updated Reserve Analysis – Bailey moved to approve the March 11, 2026 updated analysis. Lueb seconded. Motion passed unanimously.

B. Discussion Items

7.B.i Volunteer Safety – Hargis reviewed the updated proposal for managing Game Trail volunteers regarding safety protocols and setting expectations for defining approved tasks. After discussion on the details, Lueb moved to table this item until Committee Chairs make their recommendations. Bailey seconded. Motion passed unanimously.

8. New Business

A. Voting Items - none

B. Discussion Items

8.B.i Revised Procedure for Nominations and Elections – Sosnowski presented the draft revisions. After discussion it was agreed that Sosnowski would make edits and Hargis will send the final draft out for an email vote by the Board. The Board voted unanimously to adopt the revised Nominations and Elections Procedure, effective March 15, 2026.

8.B.ii. Forest Updates: Program updates and Firewise efforts – G. Craig reviewed the pheromone patch program participation this year. He said the State Forest Service is scheduled to conduct a formal community assessment in 2026. This assessment will identify specific fire risks within the GTA and provide a framework for future mitigation efforts.

9. Executive Session – no items

10. Lueb moved to adjourn the meeting at 2:13. Goff seconded. Motion passed unanimously.