

Game Trail Association



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GTA Board Meeting Minutes April 8, 2026

1. Meeting called to order by Anna Hargis at 1:02 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: Chris Wasik, Commons, Linda Craig, Communications, Lynn Williams, Website, Don Caskey, Finance; Gary Craig, Forestry; Barb Sosnowski, Nominating; Rick Reese, Roads, Alison Bagley, Water, Sandy Long, Water

Others in Attendance: Jan Johnson, Financial and Admin. Assistant, Skip Bailey, Loretta Kyle, Mary Silvestri, Bill Silvestri, Dana Johnson.
3. GTA Forum
 - Caskey recommended updates to GTA R&R 2020-01 Vehicles, including striking reference to ACC Policy 7 and 4, respectively, in paragraphs 5 and 6, as those references are no longer correct. He also noted that he recalled previous BOD's allowing motorized vehicles anywhere on an owner's lot for maintenance purposes. Bailey will include this recommendation in the overall review of all Game Trail R&R's and policies underway now.
 - Bill and Mary Silvestri had comments and questions about GTA Policy 2026-09 Regarding Water Usage and Surplus Charges, as it affects their account. They want to appeal the surplus charged levied on their recent usage, as documented in several emails. Hargis asked them for an email describing their remediation plan and stated that the Board would consider their appeal after reviewing it.
 - N. Bailey asked the committee chairs present whether they share their monthly reports to the Board with their respective committees. The response was mixed, some do, some do not. Hargis noted that she is working on posting these reports to the website along with the Board meeting agendas and minutes. Hargis asked the committee chairs to start sending their reports to their committee members.
4. New Agenda Items for this meeting
 - Hargis had additions to the Executive Session, noted in Agenda item 9 below.
5. March 2026 Financial Report – Jackson presented the Financials. The Association is in good shape with respect to 2026 dues payments. Other sources of income are also good. GTA is on track with the budget and expenses. She reported that GTA was recently notified that Community Banks of Colorado (CBC) is consolidating their local Buena Vista branch office with their Leadville branch office. GTA has its operational (checking) account at CBC, so this move to Leadville will not be convenient for GTA operations. Jackson is researching alternatives to establish a new local operational account and has so far interviewed High Country Bank. She will follow up with the other local banks to determine the best business arrangement for GTA and will coordinate with Don Caskey for Finance Committee input.
6. Committee Reports – comments in addition to monthly reports
 - Finance – Don Caskey reported that A.D. Saito, the CPA who has conducted the last few years of financial reviews for GTA, is retiring. Caskey and Johnson are working on finding a replacement CPA. They are also looking into an alternative method to conduct this annual review, perhaps by non-Board members of GTA.
 - Water – Sandy Long & Alison Bagley updated the Board on the proposed tank cleaning contractor and asked for approval to enter into a contract. Because the contractor's bid is below the budget for this item, the Board approved proceeding.
 - Forestry – Gary Craig & Dennis Billings – G. Craig reported that the pheromone patch distribution is expected in the first

week of May. He also noted the committee will be preparing an alert for distribution about the weather conditions and drought status, as well as a reminder about how to identify and treat beetle kill trees.

- Roads – Rick Reese
- Short Term Rentals – Jan Johnson
- Social – Jill Leneweaver – Hargis said the Volunteer Appreciation Dinner is scheduled for June 23 at the Buena Vista VFW. She also noted that the “Under-50 Meet and Greet” social event for property owners under 50 years of age will be held at the Leneweaver’s on April 19.
- Architectural Control – Ed Simmons
- Commons – Chris Wasik
- Communications, Website – Linda Craig & Lynn Williams – Hargis stated that with L. Craig moving out of Game Trail, and therefore resigning from chairing this committee, that she will spearhead the transition to a new chair, and ensure continuity of operations.
- Nominating – Barb Sosnowski reported that two committee members, including herself, are stepping down. She is recommending adding Karen Bender and Dana Johnson to the committee, and a possible additional person is interested. It was agreed to follow up with Board approval of the committee membership once there is a final list of interested GTA members.

7. Old Business

A. Voting Items - none

B. Discussion Items

- 7.B.i Water: Decommission & seal old, abandoned wells – Lueb reported he has done research on these and is finalizing a report. Reese is looking for someone to cap the wells. There was Board discussion of financial responsibility for the capping, whether it would be the property owners or GTA. There was no conclusive decision by the Board.
- 7.B.ii Commons: Mail center purchase of additional residential boxes – Wasik confirmed GTA is at capacity at the Mail Center now. He presented a choice of recommendations to expand the capacity of the regular mailboxes and larger parcel boxes. Bailey moved to approve Option 2, to purchase two mailbox pedestals that would include 32 new mailboxes and 4 parcel lockers. Motion was seconded by Goff and approved unanimously. Caskey noted the \$5,032 will be a Capital expense, and he will revise the 2026 Capital Budget accordingly.
- 7.B.iii Fire Station Committee Voting Strategy – Kyle recommends using an online voting platform, Election Buddy. The cost is \$99.00 per each use. There was discussion this might also be used for Board elections. Lueb moved to add this item for a vote under agenda item 8.A.iii. Goff seconded. Motion approved unanimously.

8. New Business

A. Voting Items

- 8.A.i Revised Procedure R&R 26-13 for Minor Recreation Structures – ACC Chair Simmons was absent from the meeting, so the vote was deferred to the May Board meeting. This will also allow community outreach for accelerated review/input.
- 8.A.ii Nominating Committee Changes – Bailey moved to defer approval of new committee membership and chair pending further information from Sosnowski about the volunteers interested in joining the committee. Lueb seconded. Motion passed unanimously. Based on subsequent information, a Board vote by email was conducted, with unanimous approval to appoint Jeanette Lantt as the Chair and confirming the members of the committee to be Charles Jackson, Clare Tarcha, Karen Bender and Dana Johnson.
- 8.A.iii New Voting Software for Fire Station and Board Elections – Lueb moved to approve use of this software platform for the Fire Station land dedication vote. Goff seconded. Motion passed unanimously.

B. Discussion Items

- 8.B.i Dogs and wildlife discussion & proposal regarding revision to R&R 11-03 – the proposed new policy will require use of a 10’ maximum length leash.

9. Executive Session – Bailey moved to adjourn into Executive Session at 3:00 pm to discuss the following topics.

Lueb seconded. Motion was approved unanimously.

- 9.A. GTA website platform update
- 9.B. Roles and responsibilities regarding standardized rule adoption and enforcement
- 9.C. Overall aesthetics of Game Trail entry feature

10. Adjournment – Bailey moved to adjourn Executive Session and reconvene into the regular meeting at 3:40 pm.

Lueb seconded. Motion approved unanimously. Hargis adjourned the meeting at 3:42 pm.

Next meeting: May 13, 2026 at 1pm. Location: Chaffee County Public Safety Building