

Game Trail Association



PO Box 4110
Buena Vista, CO 81211

719-395-2742
www.gametrailassn.org

GTA Board Meeting Minutes May 13, 2026

1. Meeting called to order by Anna Hargis at 1:03 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, Gary Craig, Forestry; Rick Reese, Roads, Sandy Long, Water

Others in Attendance: Jan Johnson, Financial and Admin. Assistant, Skip Bailey, Chip Wait, Lisa Crawley, Alexis Eldridge
3. GTA Forum – Hargis asked those in attendance if they had any additional comments on the proposed R&R modifications, other than those already submitted in writing. Comments included Chip Wait stating a preference to leave the rules as they are; Lisa Crawley having concern with dog behavior as it may negatively affect wildlife; and Gary Craig observing loose dogs with no owner in sight five times over the last two years. He also witnessed deer being chased and he was bitten twice by dogs. Alexis Eldridge stated she supported dog owners carrying leashes with them if needed to control their dogs.
4. New Agenda Items – Jackson requested adding item 8.A.i. Financial Accounts Proposal
5. April 2026 Financial Report – Jackson presented the Financials. On a year-to-date basis, cash flow remains strong. All revenue categories are ahead of budget. For expenses, we are also tracking ahead of our budget. We are 1/3 of the way through our fiscal year and as such we should be at 33% or less of each expense category. Commons and Water are at budget and Roads is below budget. In total, expenses are only at 29% of our YTD budget. Accounts receivable continues to be in excellent shape at just under 2%.
6. Committee Reports - comments in addition to monthly reports
 - Finance – Don Caskey - Hargis passed on the report that due to the CPA who had conducted the GTA annual financial reviews retiring, the committee looked into having a Game Trail resident(s) conduct a peer review, rather than a formal CPA review. After consideration of this approach, the committee is recommending continuing with a formal CPA review and is conducting a search.
 - Water – Sandy Long & Alison Bagley - S. Bailey gave an update on the pump house for Well F. The team had a very productive meeting on-site May 12 with Wright Water Engineers, as part of the last few steps to completion. The WWE representative is optimistic that the Colorado Dept. of Public Health & Environment review and approval should go fairly quickly. Simmons gave an update on the two new units of water GTA is procuring. The process is going well; he estimates it to be about 40% complete.
 - Forestry – Gary Craig & Dennis Billings - G. Craig gave an update on the pheromone patch distribution status.
 - Roads – Rick Reese
 - Short Term Rentals – Jan Johnson
 - Social – Jill Leneweaver
 - Architectural Control – Ed Simmons
 - Commons – Chris Wasik
 - Communications, Website – Linda Craig & Lynn Williams
 - Nominating – Barb Sosnowski

7. Old Business

A. Voting Items

- 7.A.i. Nominating Committee Chair Change - Barb Sosnowski, outgoing Chair of the Nominating Committee, has recommended Jeanette Lant to be the new Chair. Lueb moved to approve Ms. Lant as Chair, N. Bailey seconded. Motion passed unanimously.

B. Discussion Items

- 7.B.i. Modify R&R 26-13 for Minor Recreational Structures - Hargis stated the intent of this modification is to allow certain structures without requiring the ACC application and review process. Anything outside of this list, such as a larger gazebo, could be requested via the ACC process. Hargis summarized the responses submitted by GTA members on the proposal and led a Board discussion of elements of the R&R. Hargis asked the ACC to consider all the comments and propose a revision for the Board to consider.
- 7.B.ii. Roads Maintenance challenges and update - Reese provided an overview of the responsibilities of the Roads Committee, including taking care of roads by grading, snow plowing and performing repairs. They also maintain the heavy equipment GTA purchased from Steve Miles, the previous contractor who maintained GTA roads, and assist with new water connection installations. He recommended the Board start to work on a long-term plan for roads equipment replacement and staffing. When GTA was notified by Steve Miles that he would be retiring, the Roads Committee sought contractors to replace these services. None of the contractors could meet the performance standards such as arriving early in the morning for snow plowing.
- 7.B.iii. Modify R&R 11-03 Dogs and Wildlife - Hargis summarized the responses submitted by GTA members on the proposal and led a Board discussion of elements of the R&R. Long commented that a dog(s) running loose is a different matter than one or more walking with their owner off-leash. After extensive discussion, the Board agreed to update the proposed R&R to require dog owners to carry a leash to be available to attach to their dog(s) if another person or dog is in nearby proximity, and that the length of the leash should not be specified.

8. New Business

A. Voting Items

- 8.A.i. Financial Accounts Proposal - Jackson reviewed the proposals she received from local banks to realign GTA's deposits to respond to Community Banks of Colorado (CBC) moving their Buena Vista branch office to Leadville. Based on these proposals, Jackson recommends the following:

1. Move the assets currently deposited with CBC to High Country Bank
2. Withdraw \$50,000 from the money market account at High Country Bank
3. Withdraw \$50,000 from the money market account at Colorado Bank & Trust
4. Deposit \$100,000 into a new money market account at Collegiate Peaks Bank

Lueb moved to approve the recommendations, N. Bailey seconded. The motion passed unanimously.

B. Discussion Items - none

9. Executive Session - no items

10. Adjournment - At 3:19 pm, N. Bailey moved to adjourn the meeting, Jackson seconded. Motion approved unanimously.

Next meeting: June 10, 2026 at 1pm. Location Chaffee County Public Safety Building