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## GTA Board Meeting Minutes June 9, 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](http://www.gametrailassn.org) and at the Game Trail Mail Center.
2. N. 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: Rick Reese, Roads, Jill Leneweaver, Social, Sandy Long and Alison Bagley, Water

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

3. GTA Forum - Hargis gave an update on the issue with businesses conducting soliciting in Game Trail. Residents observed companies selling internet (not Visionary Broadband), solar and windows (Renewal by Anderson). Anna called the Renewal by Anderson office to tell them to stop sending their staff to Game Trail on these cold calls. She also asked that if anyone observes a company soliciting, to take a photo of the truck, for the company name, and hopefully a phone number. The Board discussed looking into better signage at the main entrance stating No Soliciting in Game Trail. Rick Reese will follow up with design and pricing information.
4. New Agenda Items for this meeting - Hargis requested adding item 7.B.i., Fire Station. Lueb moved to approve the agenda modification, Bailey seconded. Motion passed unanimously.
5. May 2026 Financial Reports – Jackson presented the Financials. Cash flow is in good shape. Revenue is ahead of budget for the year. GTA is 42% through its fiscal year as of May month-end. Other revenue is already 67% of budget. Total expenses are at 39% GTA is trending well to budget. She encouraged all committee chairs to closely watch expenses to ensure we can limit unusual expenses for the remainder of 2026. GTA had a CD mature in May at High Country Bank and renewed it for 3.75%. She and Jan Johnson have opened all of the approved accounts from our April meeting and are working to transition away from Community Banks of CO, with their move of the local branch office to Leadville. She thanked everyone who assisted in her absence.
6. Committee Reports - comments in addition to monthly reports
  - Finance – Don Caskey
  - Water – Sandy Long & Alison Bagley
  - Forestry – Gary Craig & Dennis Billings
  - Roads – Rick Reese
  - Short Term Rentals – Jan Johnson
  - Social – Jill Leneweaver
  - Architectural Control – Ed Simmons - S. Bailey reported that there is a homeowner building a garage that may include plumbing fixtures that would make it an Accessory Dwelling Unit (ADU), which are not allowed in Game Trail. The ACC is working with the homeowner to clarify and rectify the situation.
  - Commons – Chris Wasik - Hargis highlighted the information C. Wasik collected on dog waste stations. She

stated she wants to table this item until more evaluation of it has been completed.

- Communications, Website – Linda Craig & Lynn Williams - Hargis reported that with L. Craig leaving Game Trail, she will take over as Chair, with Lynn Williams assisting. She also said she is seeking a volunteer to help with the new website migration project.
- Nominating – Jeannette Lant
- Annual meeting home tours - Hargis informed the Board that Cheryl Cormaci is taking the lead in contacting new-build homeowners to find out if they'd be willing to have their home on the tour.
- Hargis reported that she has asked the GTA Gardening Club, led by Jan Engleman, if they could work on cleaning up the Game Trail main entrance landscaping. They have agreed and will be assisted by R. Reese.

## 7. Old Business

### A. Voting Items

- 7.A.i. R&R 2026-13 Minor Recreation Structures - Hargis presented the revised R&R, that responds to the comments received from the Game Trail membership, and the Board discussion at the May meeting. Lueb moved to adopt this R&R as written, N. Bailey seconded. Motion passed unanimously.
- 7.B.ii. R&R 2026-14 Wildlife and Pets - Hargis presented the revised R&R, that responds to the comments received from the Game Trail membership, and the Board discussion at the May meeting. Lueb moved to adopt this R&R as written, Jackson seconded. Motion passed unanimously.

### B. Discussion Items

- 7.B.i. Fire Station Site, Forestry Committee - Hargis informed the Board that Loretta Kyle, a Game Trail lot owner, who had stepped in to keep moving the fire station site project forward, has resigned for personal reasons. She noted that Ms. Kyle has been really helpful with her volunteer work on the Communications Committee. Hargis said she will be sending out a notice that GTA is seeking another volunteer to head up this effort. She also addressed the need for a new Forestry Committee Chair, with Gary Craig moving out of Game Trail. Mr. Craig is interviewing two people who have expressed interest. Hargis also said that she would like to pursue creating a Beetle Task Force to address the escalating problem of the mountain pine beetle and other invasive beetles attacking Game Trail trees.

## 8. New Business

- A. Voting Items - no items
- B. Discussion Items - no items

## 9. Executive Session - no items

- 10. Adjournment - At 1:42, N. Bailey moved to adjourn the meeting. Jackson seconded. Motion passed unanimously.

Next meeting: July 15, 2026 at 1pm. Location **Chaffee County Public Safety Building**