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GTA Board Meeting Minutes July 15, 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 three board members was present: Anna Hargis, President; Rick Lueb, Vice President; Nancy Bailey, Secretary

Committee Chair Attendance: Ed Simmons, ACC, Keith Bagley, Forestry, Rick Reese, Roads, Sandy Long and Alison Bagley, Water

Others in Attendance: Jan Johnson, Financial and Admin. Assistant, Barb Sosnowski, Bob MacInnes

3. GTA Forum - no items
4. New Agenda Items for this meeting - none
5. June 2026 Financial Reports – Jackson submitted a written report prior to the meeting, stating June financial results were positive. Cash flow remains good, although there is less room for unexpected expenses through the remainder of 2026. GTA is halfway through the fiscal year, and expenses are at 46% of the budget, which is lower than expected. Water and Roads are at 45% and 42% of expected budget, respectively, with Commons at 59%. Income is good; dues are at 99% and other revenue is at 77%. Accounts receivable are just under \$11,000, compared to \$31,455 a year ago. Payment plans are being received as agreed on our largest receivable. Jackson and Johnson are continuing to work through the transition to High Country Bank (HCB) as GTA's bank for its ICS and operating accounts. Jackson is working with HCB to find an acceptably priced credit card (merchant services) platform so that GTA can offer that as a vehicle to pay dues going forward. GTA has also contracted for ACH payments so that debit card or ACH payments can be accepted from folks who would like to use that versus a check. This is a free service. Liability and Property insurance renews August 1st. Johnson is sourcing alternatives so that GTA pump house buildings are included. The current provider does not cover the buildings due to high fire risk. GTA needs to determine what level of coverage is required to move forward on an adjustment with a new provider.
6. Committee Reports - Hargis reminded Chairs that she would like a list of accomplishments for their committees, to incorporate in the next President's communication.
 - Finance – Don Caskey
 - Water – Sandy Long & Alison Bagley - As reported by Jackson, the current insurance coverage for the GTA pump house buildings needs to be updated. Long committed to provide the value of the pump house buildings and equipment contents to Johnson to communicate with GTA's insurance provider. Long asked for an updated list of property owners by address for the Water List she maintains. Johnson will send her regular updates as she does for Don Caskey. An abandoned water well on an Aspen Turn lot was discussed; the property owner is selling the lot and has questions about the

process to plug the well. Lueb will follow up with the owner.

- Forestry – Hargis introduced Keith Bagley, who has agreed to take over as Chair of this committee, as Gary Craig is moving out of Game Trail. The Board members thanked Keith for making this important commitment.
- Roads – Rick Reese reported that the two water tanks he purchased for GTA use to store liquid snow and ice melt material cost \$120. He will be seeking reimbursement from GTA for this purchase. The Board agreed with this reimbursement. Rick presented the results of his research on signage improvements to discourage solicitation in Game Trail. The Board approved purchase of six additional signs, to be posted at the entrances to Game Trail.
- Short Term Rentals – Jan Johnson reported she received two new applications and one house that was a STR has sold.
- Social – Jill Leneweaver
- Architectural Control – Ed Simmons
- Commons – Chris Wasik - Hargis noted that Wasik was away at a volunteer event, helping related to the Aspen Acres Fire. She will contact Apex Waste Solutions about the service problems and will also check on the status of free recycling per the new state program.
- Communications, Website – Anna Hargis - Hargis has taken over a Chair of this committee as Linda Craig is moving out of Game Trail.
- Nominating – Jeannette Lant

7. Old Business

A. Voting Items

B. Discussion Items

- 7.a.i. New Committee Chair Introductions - Forestry, Communications - this item was covered during the Committee Reports portion of the meeting.

8. New Business

A. Voting Items

- 8.a.i. ACC proposed revisions to GTA Architectural Control Policies - Bailey moved to amend the agenda by moving this item to a discussion item, with a second by Hargis. Motion passed unanimously.

B. Discussion Items

- 8.b.i. Annual Meeting Prep and Schedule - Hargis announced that Lueb is taking the lead on organizing all the elements necessary for the annual meeting. He will coordinate with Johnson and the Social Committee on this effort.
- 8.b.ii. ACC proposed revisions to GTA Architectural Control Policies - There was discussion about the ACC recommendations. An online Board vote will follow.
- 8.b.iii. GTA R&R and Policies Update - this item was deferred since the full Board was not in attendance, and there was a question about the success of the Google Drive link Bailey sent out. Bailey will follow up individually with the Board and two Board candidates on this item prior to the August Board meeting.

9. Executive Session - Lueb moved to adjourn into Executive Session at 2:40 pm, with a second by Bailey. Motion passed unanimously. Items discussed:

- a) Volunteer of the Year
- b) Covenant Enforcement / Legal Matters

10. Adjournment - Bailey moved to adjourn from Executive Session to the regular meeting at 3:03 pm, with a second by Hargis. Lueb moved to adjourn the regular meeting, with a second by Hargis. Motion passed unanimously and Hargis adjourned the meeting at 3:05 pm.