

**Policy 2026-09**

**POLICY OF GAME TRAIL ASSOCIATION, INC.  
REGARDING WATER USAGE AND SURPLUS CHARGES**

**SUBJECT:** Residential water stewardship policy regarding monthly allotments and surplus usage charges.

**PURPOSE:** The primary objective of this Policy is to ensure the long-term sustainability and legal compliance of the Game Trail Association's water system. By establishing clear usage thresholds and a tiered surplus charge structure, the Association aims to: maintain compliance, promote stewardship, ensure equity, and protect public safety.

**DATE:** February 13, 2026

**PURSUANT TO** the Game Trail Declaration of Covenants, Conditions, and Restrictions the Board of Directors is granted the authority and duty to manage community infrastructure and protect shared resources; and

**WHEREAS**, each Game Trail household receives a monthly water allotment of **7,300 gallons** as an included benefit of their annual HOA assessments; and

**WHEREAS**, data confirms that the average Game Trail household uses approximately 3,000 gallons per month; therefore, this policy is strategically targeted to address only the excessive usage that puts our state agreements and community safety at risk; and

**WHEREAS**, the Association is legally bound by specific decrees from the **Colorado Division of Water Resources** and the **Colorado Water Rights and Amendments**, which mandate strict adherence to residential water consumption limits; and

**WHEREAS**, protecting the community's water supply is a matter of public safety, ensuring that adequate pressure and volume remain available for both domestic use and fire protection services; and

**WHEREAS**, the Board recognizes that excessive water consumption places additional operational and financial strains on the community's infrastructure, including increased electricity costs for well pumping and accelerated wear on system components requiring more frequent maintenance; and

**WHEREAS**, Game Trail is responsible for ensuring that total community consumption does not exceed our state-authorized water allotments. Any failure to manage individual usage puts the entire community at risk of state-imposed penalties, legal sanctions, or the significant unbudgeted expense of acquiring additional water rights to cover excess demand; and

**WHEREAS**, the Board has determined that a tiered surplus charge structure is a necessary tool to enforce these state-mandated limits, ensuring that the actions of a few do not jeopardize the water security or financial stability of the entire membership.

**NOW THEREFORE, the Board of Directors adopts the following Policy:**

**1. Usage Thresholds and Notification** To assist Owners in monitoring their systems for leaks or inefficiencies, the Association has established a "Courtesy Warning" zone.

- **7,301 – 7,500 Gallons:** Owners will receive a notification that they are over the monthly limit.
- **No surplus charge is assessed** during this warning phase.

**2. Monthly Surplus Charge Schedule** Beginning on the first day of the next billing cycle, the following charges shall be applied to any household exceeding 7,500 gallons in a single month:

Monthly Usage Range	Surplus Charge
<b>0 – 7,300 Gallons</b>	Included in standard annual dues.
<b>7,301 – 7,500 Gallons</b>	<b>\$0.00</b> (Courtesy Warning issued).
<b>7,501 – 10,000 Gallons</b>	<b>\$50.00</b> per 1,000 gallons (or portion thereof).
<b>10,001+ Gallons</b>	<b>\$100.00</b> per 1,000 gallons (or portion thereof).

- **Calculations:** Charges are rounded up to the next thousand. (*Example: 8,100 gallons exceeds the limit by 600 gallons into the 9th thousand; the charge is \$50 for the 8th thousand + \$50 for the 9th thousand = \$100.00 total*).

**3. Owner Resources & Extenuating Circumstances**

- **Monitoring:** Owners may proactively monitor monthly usage data via the Member Area of the Game Trail website. The Game Trail Water Committee monitors usage and will contact an owner if unusual spikes in usage are detected. The owners are expected to resolve the issue to avoid significant surplus charges.
- **Technical Support:** Upon request, the Water Committee can provide hourly meter data (for the previous 96 days) to help Owners identify specific leak patterns or plumbing malfunctions.
- **Board Review and Discretion:** The Board recognizes that unique situations, such as a major pipe burst, may occur. Owners may petition the Board to review charges resulting from verified, non-negligent extenuating circumstances where the Owner demonstrates due diligence in maintaining their system and acted immediately to remediate the issue. The Board of Directors is granted the full authority to waive or reduce surplus charges based on the specific merits and circumstances of each situation.

**4. Enforcement** Failure to pay water surplus charges or repeated excessive usage are subject to additional fines and remedies as set forth in **2026-04 Policies and Procedures for Covenant and Rule Enforcement**.

**PRESIDENT'S CERTIFICATION:** The undersigned, being the President of Game Trail Association, Inc., certifies that the foregoing Policy was adopted by the Board of Directors of the Association on February 13, 2026 and in witness thereof, the undersigned has subscribed their name.

**Game Trail Association, Inc.,** a Colorado nonprofit corporation

By: \_\_\_\_\_  
 Its: President