

Minutes of the Green Trails Improvement Association, Board of Directors Meeting Tuesday, January 11, 2022

Peter Bakas called the meeting to order at 7:04 p.m. at Trinity Grounds For Hope including virtual access. Board members participating: Greg Athas, Peter Bakas, Joe Broda, Bob Klaeren, Jevon Knowles, Les Lavin, Gary Ledvora, George O'Hare, Alden Snyder, Liz Sullivan, Karen Svarek and John Warrington. Board members excused: Pat Coughlin-Schillo and Michael Olson. Board member absent: Pavel Snopok. Administrative Assistant: Brenda Pung. Paula Gleason was Recording Secretary. A quorum was available.

Open Forum – None

Minutes of the Prior Meeting

Minutes of the December meeting were presented for review.

Board Motion: Bob Klaeren motioned to approve the December meeting minutes, George O'Hare seconded. Motion was passed by a unanimous voice vote.

Treasurer's Report

Joe Broda reviewed the December Balance Sheet and Income and Expense Statement.

As of December 1st the delinquent amount was \$32,492.76 consisting of 21 accounts. Two payments in full and four partial payments were received for a total of \$1,461.70. which brings our delinquent amount balance to \$31,031.06 representing 19 accounts.

Board Motion: Bob Klaeren motioned to approve the amended check register expenditures presented of \$8,027.87 for January, George O'Hare seconded. Motion was passed by a unanimous voice vote.

Administrative Report

Financial reports for December 31, 2021 were included. During the period of 12/11-1/07 there were 10 assessment letter requests and no refinance requests. A December list of 13 closings was included. Lien releases were recorded and removed from three past due accounts.

Turf damage was reported to common area behind a resident's home, from their contractor driving on the trail to install HO pool. Letter was sent to HO on 12/21/21 to repair damage as weather permits.

As of January 6th, \$255,768 assessment payments were collected for 1,423 accounts. Daily call logs were provided to the Board. An updated Board member contact roster and a Committee Member list were included. Board members may advise Administrative if they would prefer to change or be added to another committee; a maximum of seven members is allowed on each committee.

Administrative will contact the auditor regarding 2021 tax return and processing of 1099 forms.

Finance Committee

In 2021, we collected 99.8% of our budget, however, we still have \$31,031 with past due amounts. We finished the year \$73,517 under budget, which was added to our reserves. The total reclass from operating to reserves was \$124,076.09.

Maintenance Committee

Issues identified near the area adjacent to the Telluride retaining wall include: a berm formed within the common area which inhibits proper drainage; structural encroachments placed within the common area; and adverse conditions caused by Osage orange trees planted within the common area or which are otherwise extending over the trail. T&M will provide a proposal within the next two weeks to remove some of the Osage orange trees and trim other growth affecting the trail. A proposal will be solicited to regrade the berm. An education letter will be sent regarding the structural encroachments.

G. Allen Moore removed the seasonal decorations at four signage areas. Maintenance will work with Greg to improve electrical issues prior to installation of decorations later this year.

Management will follow up on the open education letters sent to homeowners.

Balanced Environment will submit a proposal on signage and accent area planting selections for 2022 within the next 1-2 months, along with options to reduce watering costs.

Next actions regarding the Breckenridge/Vail water detention are under consideration.

Communication/Technology Committee

Liz Sullivan reported the committee had met with the Aurora University website programmer and requested a sample static platform of the website within the next few months to solicit reviews from Board members.

Parks Committee – In Pat Coughlin-Schillo’s absence, George O’Hare gave a synopsis of the December Park District Board meeting. Gary Ledvora will attend the January Park District Board meeting.

Board Member Area Reports – None

Executive Session - None

Adjournment

Board Motion: There being no further business, Joe Broda motioned to adjourn the meeting, Jevon Knowles seconded. The motion was passed by a unanimous voice vote, the meeting was adjourned at 7:44 p.m.

Respectfully submitted, Paula Gleason, Recording Secretary, Signature on File