

**30th Annual Vista Bonita Recreation
Association Meeting**



Vista Bonita
Recreation Association

May 17, 2022

Agenda

- 2021 accomplishments – Larry Dick
- President’s report – Larry Dick
- Treasurer’s report – Michael Warring
- 2021 VBRA Capital Projects – Michael Warring
- Water report – Larry Dick
- Lake Ecosystem Committee Report – Ross Houk
- Easements and conveyances report – Lance Smith
- Web Report – Arlyn Artero
- Survey Results – John Sheahan
- Community events/needs – Shelah Fred
- Board of Directors Tenure status (meeting wrapup Q&A)- Larry Dick
- Election results - group

2021 Accomplishments

- Built the boat ramp in the park
- Replogle drainpipe repair
- East entrance sign refinishing
- Stone repairs done to the entrance monuments
- Brought on 4 new Board of Directors for a total of 9 members
- New display case in the park
- NWCWD easement planning and direction
- Review and decision on Replogle drain basin easements
- Review and decision of Springer/Fisher land offer
- Fish stocking
- Continued lake muck mitigation effort
- Filled a large sink hole in the Replogle spillway area
- Bought 3 pop-up canopies for park usage

President's Report (Larry Dick)

The pandemic continued to challenge how your Board of Directors conducted business in 2021, there were initially a lot of outdoor meetings in the park. But overall, we were able to have a very successful year in maintaining and improving the assets of the Association. Given what was funded and completed, the VBRA financials are very strong and position us well for our routine maintenance and accruing funds for future major projects.

As referenced on the Accomplishments list, with great support from the Board and the community, 2021 was a very productive year. I want to thank each Board member for their hand-on leadership in the projects we undertook. Without their organization, leadership skills and commitment to see projects done, much of these items would not have occurred. And I want to thank the Vista Bonita community for their participation over the year, especially on constructing the boat ramp.

President's Report (continued)

Looking Forward:

2022 looks to be as busy as 2021. We have gleaned valuable information and direction from the recent Community survey that we will incorporate that into our plans and actions.

High on the priority list for 2022:

- Finalizing the easement compensation offer from the NWCWD and monitor work
- Addressing maintenance of the Replogle spillway and water exchange system
- Proceeding with releasing of the Replogle drain field easements
- Maintain a healthy and safe lake environment for fishing and recreation
- A GREAT July 4th community celebration in the park
- Developing a park and lake usage policy for consistency and fairness

Treasurer's Report as of 12/31/2021 – Income

(Michael Warring)

Normal Dues including Irrigation	\$ 11,745				
Miscellaneous - Transfer Fees, etc.	1,170				
<table border="1"><tr><td>Donations</td><td>2,750</td></tr><tr><td></td><td></td></tr></table>	Donations	2,750			
Donations	2,750				
Total Income	<hr/> \$ 15,665				

Treasurer's Report as of 12/31/2021 - Spending

Fish stocking, muck mitigation	\$	4,584
Park and Entrance Maintenance & Improvements*		8,839
Insurance		2,473
Utilities		1,022
Irrigation Fees		900
Legal (Easement and property issues)		488
Brunch (includes 3 new canopies)		469
All other		<u>324</u>
	\$	\$19,099

Boat ramp

Replogle pipe

Entrance sign refinishing

Entrance monuments repairs

*Total

\$8,839

Treasurer's Report as of May 12, 2022

2022 VBRA Financials at 5/10/2022

Earmarks

	<u>YTD</u>		<u>YTD</u>
Beginning Cash 1/1/2022	\$ 25,222	Lake Ecology Fund	\$ 0
Income:		Maintenance Fund	0
Normal Dues including Irrigation	45	Park Upgrade Fund	0
Miscellaneous - Transfer Fees, etc	45	Entrances Fund	<u>2,467</u>
Donations	0	Total Earmarks	<u>2,467</u>
Total Income	\$ 90	Available	\$ 14,616
Expenses:			
Lot/Entrance Maint. & Improve.	4,605		
Insurance	898		
Irrigation Company	900		
PVREA	398		
Postage & Office Supplies	566		
Web Page Hosting /Tools (5YR)	629		
All other	<u>233</u>		
Total Expenses	\$ 8,229		

Vista Bonita Recreation Association Capital Spending Plan

		12/31/21	2022	2023	2024	2025	2026
Beginning Cash Balance		\$ 28,656	\$ 25,222	\$ 13,155	\$ 13,355	\$ 13,355	\$ 13,155
	Dues	11,745	11,700	11,700	11,700	11,700	11,700
	Donations - Lake Ecology	1,010	800	800	800	800	800
	Donations - Maintenance	560	500	500	500	500	500
	Donations - Park	580	500	500	500	500	500
	Donations - Entrances/Other	600	500	500	500	500	500
	Transfer fees/Web Ads/Misc	1,170	500	500	500	500	500
Revenue		15,665	14,500	14,500	14,500	14,500	14,500
	Non-earmark expenses	(5,676)	(5,700)	(5,800)	(5,900)	(6,000)	(6,100)
	Non-project earmark spending	(6,902)	(6,900)	(7,000)	(7,100)	(7,200)	(7,300)
Normal Expenses		(12,578)	(12,600)	(12,800)	(13,000)	(13,200)	(13,400)
Unspent Earmarks		(2,467)					
Available after expenses and earmarks		\$ 29,276	\$ 27,122	\$ 14,855	\$ 14,855	\$ 14,655	\$ 14,255
Capital Project Spending							
	Boat Ramp	(2,107)					
	Entrance repairs & maintenance	(1,283)	\$ (2,467)				
	Replogle Related Repairs	\$ (2,230)	\$ (5,000)				
	Signage - park, both lakes	\$ (246)	\$ (500)				
	Park Impr & Equip	\$ (655)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)
	Dredge Park Cove		\$ (4,500)				
	Other - TBD						
Total Capital Spending		\$ (6,521)	\$ (13,967)	\$ (1,500)	\$ (1,500)	\$ (1,500)	\$ (1,500)
Available Cash Balance		\$ 22,755	\$ 13,155	\$ 13,355	\$ 13,355	\$ 13,155	\$ 12,755
	Desired Reserve:	\$ 6,000	okay	okay	okay	okay	okay

Water Report (Larry Dick)

Where/how we get water:

- “Swap” water from Replogle lake with Irrigation company

Baker and Replogle Lakes- Aerial View

<https://maps1.larimer.org/gvh/?Viewer=LIL&run=Theme&theme=Land%20Information>



- Larimer & Weld Irrigation Company (a.k.a., river water/early water) one share
- Windsor Reservoir & Canal Company/Windsor (a.k.a., late water/storage water) one **half** share
- Rental water (if required and available)

Water Report - Continued

When do we get water? It depends...

- River flow in early spring
- Monitor lake level during the summer;
 - Measured with a scale on the Park dock (top step is the boggy)
- LWI needs enough users to request water
- One factor is rain that affects farmers to the east

How do we get water?

- Water Manager coordinates with ditch rider from LWI
- When we swap water, we open the gate at Replogle, canal is opened to the weir on Baker

Water Report - Continued



Water Report - Continued



Water Report - Continued



Water Report - Continued



Water Report - Continued



Water Report - Continued



Water Report - Continued

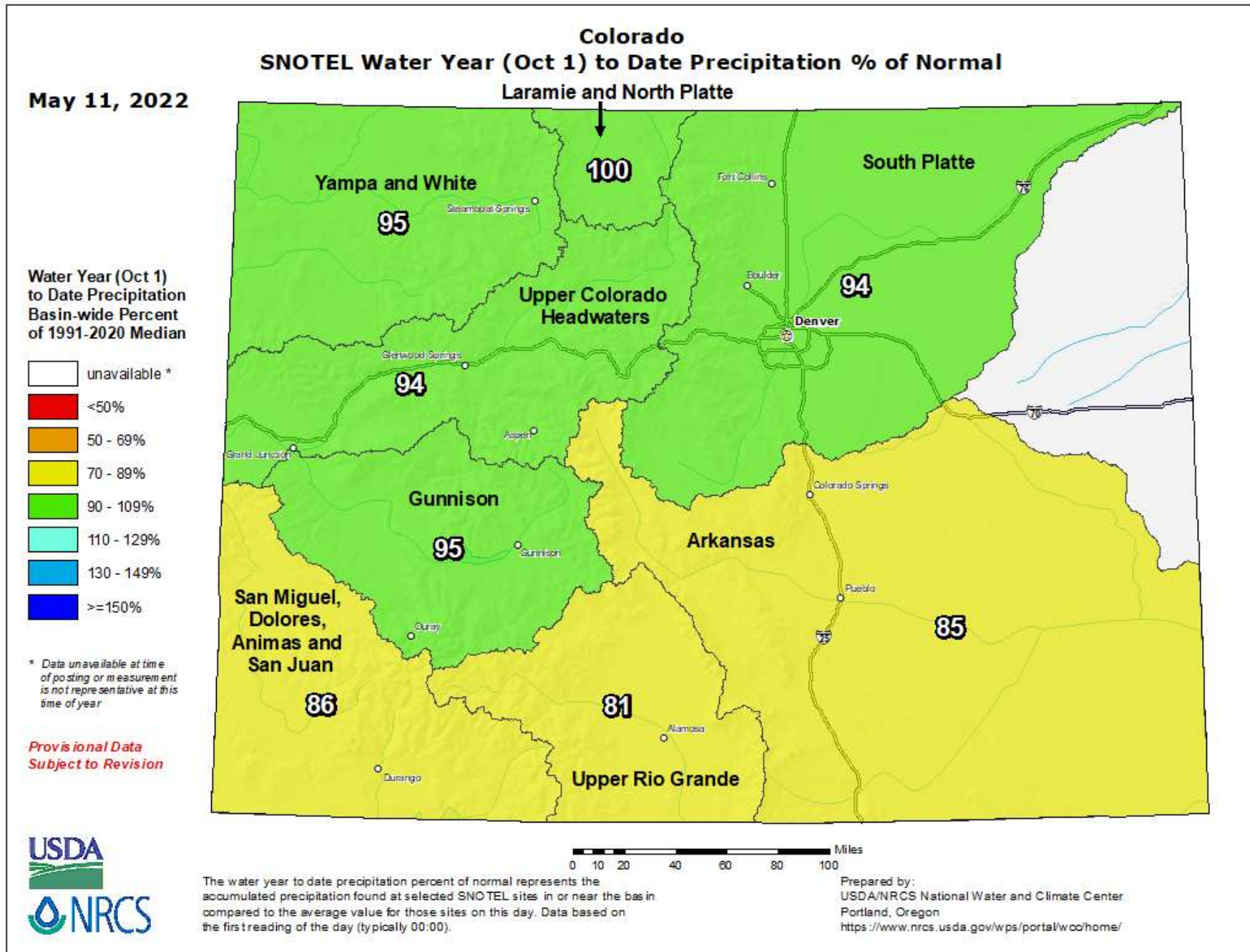


Water Report - Continued

Baker Lake Water Fill Activity - 2021

- ❑ 1st water run of the season was from the canal on May 24th and ran for 5 days. This was “free” river water while the Ditch company filled reservoirs to the east.
- ❑ For the full season, there were 10 fills with the last being on Sept. 9th. Free river water was used for 3 fills, Replogle swap water was used 3 times and our water share was used 4 times.
- ❑ The lake started the season down 16.5”. Over the season we added a total of 46.25” of water.
- ❑ Replogle didn’t “re-fill” itself as usual and was not used after July. Replogle ended the lake fill season down 25” from start. It regained 8” of the draw-down by late October remaining down 17” for the year.
- ❑ We anticipate using mainly our Water Share for the 2022 season.

Water Report - Continued



Lake Ecology Report

In July 2021, we asked CSU to test water from three locations for E. Coli and Fecal Coliform – the cove, the park and the Trails beach.

To: Vista Bonita Recreation Association

431 Orilla del Lago
Fort Collins, Colorado 80524-

Date: Jul 23, 2021

LABORATORY RESULTS REPORT

Project Overview:

Sample(s) were submitted to Environmental Quality Laboratory for analyses on July-22-2021. We performed the following tests: Total E.coli Count SM: 9222-D, 9222-G, 20th Ed (Num. of samples 3); Total Fecal Coliform SM: 9222-D, 9222-G, 20th Ed (Num. of samples 3).

Project Sample Results

Project Number: 21-167P

EQL ID	Client ID	Site Name	Samp Type
21-305		Trail Beach	Lake
		Test Performed	Results
		Total E.coli Count	165 per 100 mL
		Total Fecal Coliform	180 per 100 mL
EQL ID	Client ID	Site Name	Samp Type
21-306		Cove	Lake
		Test Performed	Results
		Total E.coli Count	60 per 100 mL
		Total Fecal Coliform	60 per 100 mL
EQL ID	Client ID	Site Name	Samp Type
21-307		BLP	Lake
		Test Performed	Results
		Total E.coli Count	45 per 100 mL
		Total Fecal Coliform	50 per 100 mL

Project Conclusions:

The State standards for swimming lakes is <235 E. coli per 100 mL. All three samples were within this standard.

Lake Ecology Report - Continued

In July 2021, we also asked CSU to test water from three locations for pH and dissolved solids – the cove, the park and the Trails beach.

		DOMESTIC WATER ANALYSIS							
7/22/2021	LAB #	W17		LAB #	W18		LAB #	W16	
		"cove"			"BLP"			"trail beach"	
<i>"Routine Package"</i>		Recommended			Recommended			Recommended	
		Limit			Limit			Limit	
Conductivity	1173	µmhos/cm		1152	µmhos/cm		1135	µmhos/cm	
pH	7.3	6.5 to 8.5		7.0	6.5 to 8.5		7.4	6.5 to 8.5	
		mg/L	mg/L		mg/L	mg/L		mg/L	mg/L
Calcium	10.9	N/A		10.9	N/A		10.6	N/A	
Magnesium	12.2	N/A		12	N/A		13.7	N/A	
Sodium	6	20		5.8	20		5.8	20	
Potassium	4.6	N/A		4.7	N/A		4.3	N/A	
Carbonate	0.1	N/A		0.1	N/A		0.1	N/A	
Bicarbonate	57.2	N/A		53.6	N/A		53.6	N/A	
Chloride	16.5	250		16.2	250		16.2	250	
Sulfate	682.7	250		670.6	250		670.3	250	
Nitrate	109.6	45		111.1	45		100.5	45	
Nitrate-Nitrogen	32.8	10		33.2	10		30.09	10	
Total Alkalinity as CaCO ₃	47	400		44	400		44	400	
Total Hardness as CaCO ₃			grains per gallon			grains per gallon			grains per gallon
	77	300	4.5	77	300	4.4	83	300	4.8
Total Dissolved Solids	933	500		918	500		905	500	

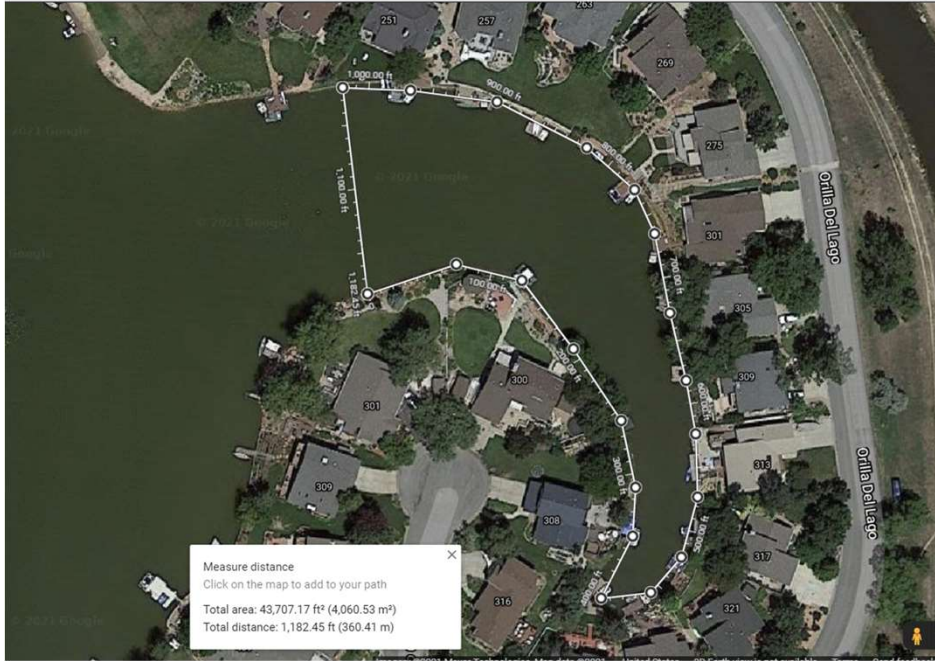
COMMENTS:

Total dissolved solids exceed the EPA suggested limit for domestic use; if you are going to drink it, please look into filtering this water.

Lake Ecology Report - continued

- ❑ On May 21, **2021** we stocked:
 - ❑ 32,000 fathead minnows
 - ❑ 250 2" – 3" black crappie
- ❑ We began a 'muck' mitigation program in 2020, using pellets that are dispersed several times over the season in three locations – the cove, the Main Baker Lake Park cove and the Trails beach/dock area. Each area was one to two acres.
- ❑ The primary treatment chosen was beneficial bacterial in the product Airmax[®] MuckAway[™] TL (formerly Pond Logic[®]). Muck away is a pellet about the size of a quarter containing natural beneficial bacteria to aid in the muck decomposition. The pellets are environmentally neutral other than consumption/conversion of bottom sediment ('muck'). We measured bottom muck before the first dispersion and again a month after the last dispersion. Results varied; however, we were extremely impressed with the improvement and continued the program in 2021.

Lake Ecology Report - continued



Lake Ecology Report - Continued

Measurements were recorded at the time of each application using a metal yardstick depressed moderately until firm bottom was reached. The measurement is the distance from bottom of yardstick to where the yardstick exited the muck.

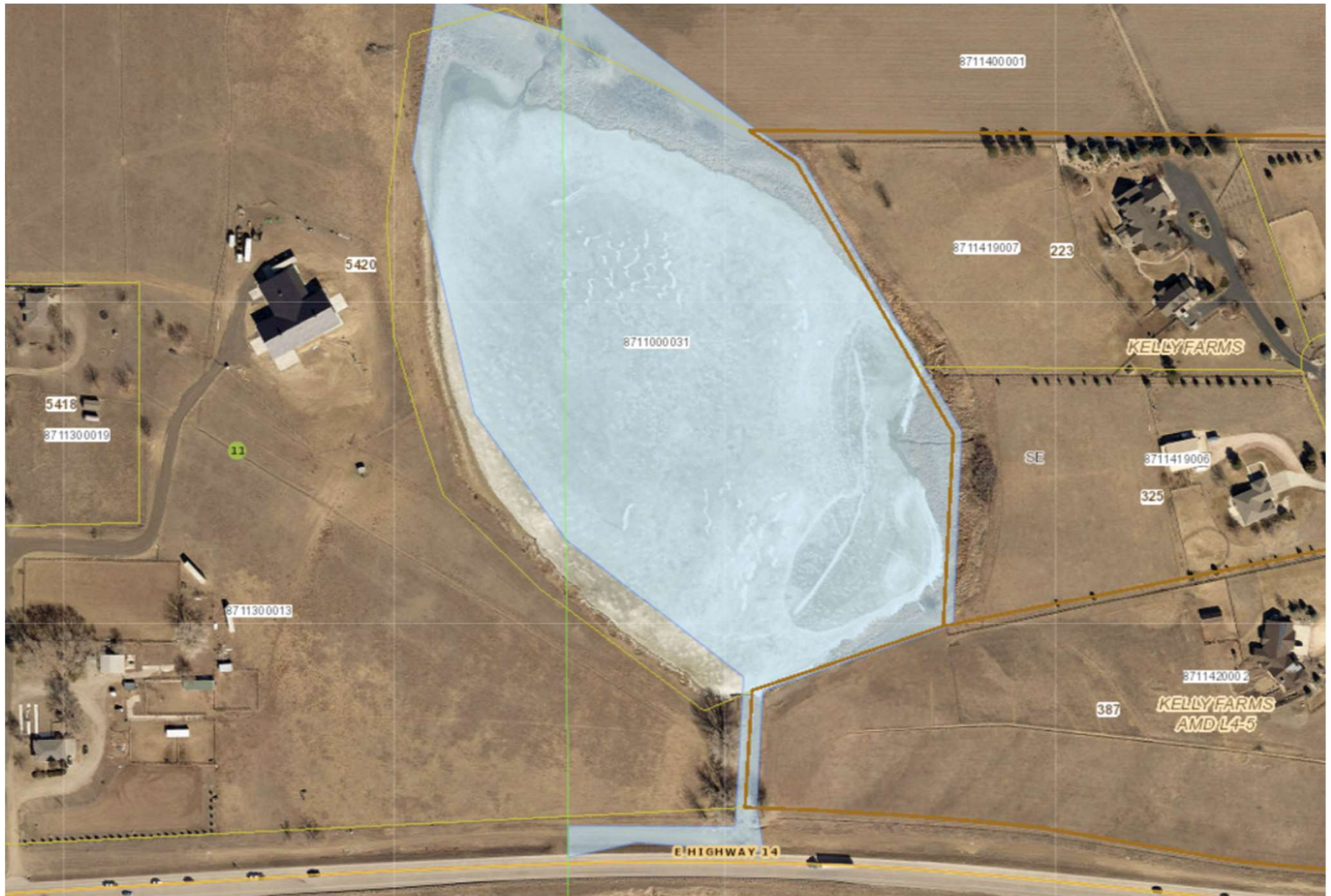
	2020			2021		
	Muck Depth (Inches)			Muck Depth (Inches)		
	Pre	Post	Change	Pre	Post	Change
Cove 1	14	4	71%	8	6	25%
Cove 2	18	4	78%	12	12	0%
Cove 3	18	3	83%	5	0	100%
Cove 4	24	9	63%	21	15	29%
Park 1	9	3	67%	17	8	53%
Park 2	12	1	92%	3	0	100%
Park 3	10	1	90%	6	2	67%
Park 4	14	3	79%	14	11	21%
Trails 1	9	1	89%	13	9	31%
Trails 2	10	0	100%	13	5	62%
Trails 3	14	1	93%	14	1	93%
Trails 4	20	3	85%	13	3	77%
Overall Average	14.3	2.8	81%	11.6	6.0	48%
Cove Average	18.5	5.0	73%	11.5	8.3	28%
Park Average	11.3	2.0	82%	10.0	5.3	48%
Trails Average	13.3	1.3	91%	13.3	4.5	66%

Easements and conveyances report

NWCWD Pipe placement and easement

- Water to Severance and Eaton
- Need to intersect our outflow pipe from Replogle
- Removing some trouble trees
- Possibly correcting topography with fill dirt
- Re-seeding with Native grass
- Offered us \$4,400 – we countered at \$9,500 (their Board will reply – end of May)
- Any result will go toward repairing exit pipe / dike at Replogle

Easements and conveyances report - cont



Easements and conveyances report - cont

Greenwald and Kelly Farms Easements

- Realtor selling property North of our collection slough for Replogle asked for \$10,000 for inconvenience related to our pipe collection slough.
- Their client blocked the water to the standpipe by grading slough area.
- Pipe to Replogle clogged and Kelly Farms HOA cleared twice
- We cut out and replaced end of pipe at Replogle – root balls – willows
- No more irrigation to the North
- Collection area not filling as a result
- Solomon Underwood drainage tiles/pipes
- Offering to vacate easements to tile/pipe structures (Kelly Farms / "Greenwald Properties")

Easements and conveyances report - cont



Easements and conveyances report - cont

Springer-Fisher Lot Non-acquisition

- Attorney for Replogle water rights discussion is also the attorney used by the original developer of Vista Bonita and later the Trails.
- Developer closing corporation and did not want to carry the liability of owning the remainder/waste parcel between Loma Linda multiplexes, the trailer park, and VB. He offered the parcel to the VBRA for a nominal fee.
- Considered taking ownership for buffer from TP, shutting off ATV access, and park/trail for VB.
- Developer has offered the parcel to the Trails HOA, the city, the county, and other surrounding land holders. All of them have declined the offer due to the issues.
- The parcel is 12 acres, all of which is in the flood plain except for about $\frac{3}{4}$ of an acre abutting Loma Linda.

Easements and conveyances report - cont

- ❑ The $\frac{3}{4}$ acre abutting Loma Linda is almost entirely taken up by a circular drive that the rear units of the Loma Linda multiplexes use for access and parking. There are also numerous extra cars, RV's, and dumpsters on the lot.
- ❑ Loma Linda 18 yr. use = adverse possession.
- ❑ ATV trail from LL to trailer park and Trails.
- ❑ Our attorney said that the easement problem regarding Loma Linda is a certainty, the outright ownership due to adverse possession is possible and a public easement claimed by the numerous trail users is possible.
- ❑ There is significant liability risk from the current and future traffic on the parcel.
- ❑ The parcel has never been formally defined, as it is the orphan lot left over from other sales of parcels deeding sections minus other pieces, leaving us with this remainder, defined only as a TAX PARCEL.

Easements and conveyances report - cont

- Needs ALTA land survey - estimated cost \$6000.
- No legal access off Mulberry. Gaining physical access from Mulberry would likely require extensive land title research, a traffic study, changes to Hwy 14, a culvert, and fill dirt hauling with heavy equipment grading.
- If we took the property on, it would have required fencing and signage - minimum of \$20,000 to fence – w/o liability position is poor.
- One liability claim, even its defense, and our rates for the VBRA go up significantly. Possibly have coverage dropped.
- Not certain of our responsibilities or liability for floodplain, watershed, stream issues.
- Does it fit our mission as a Recreation Association? We do not want to lose our lake(s) / park over it.
- Time, money, liability drain – might be best handled by an individual, or government entity.
- Declined offer.

Web Page Report

- First Website Redesign
- Second Website Redesign
- Sign-in Page by Invitation
- Directory Integration
- When Directory is Publish – Submit Changes as Needed

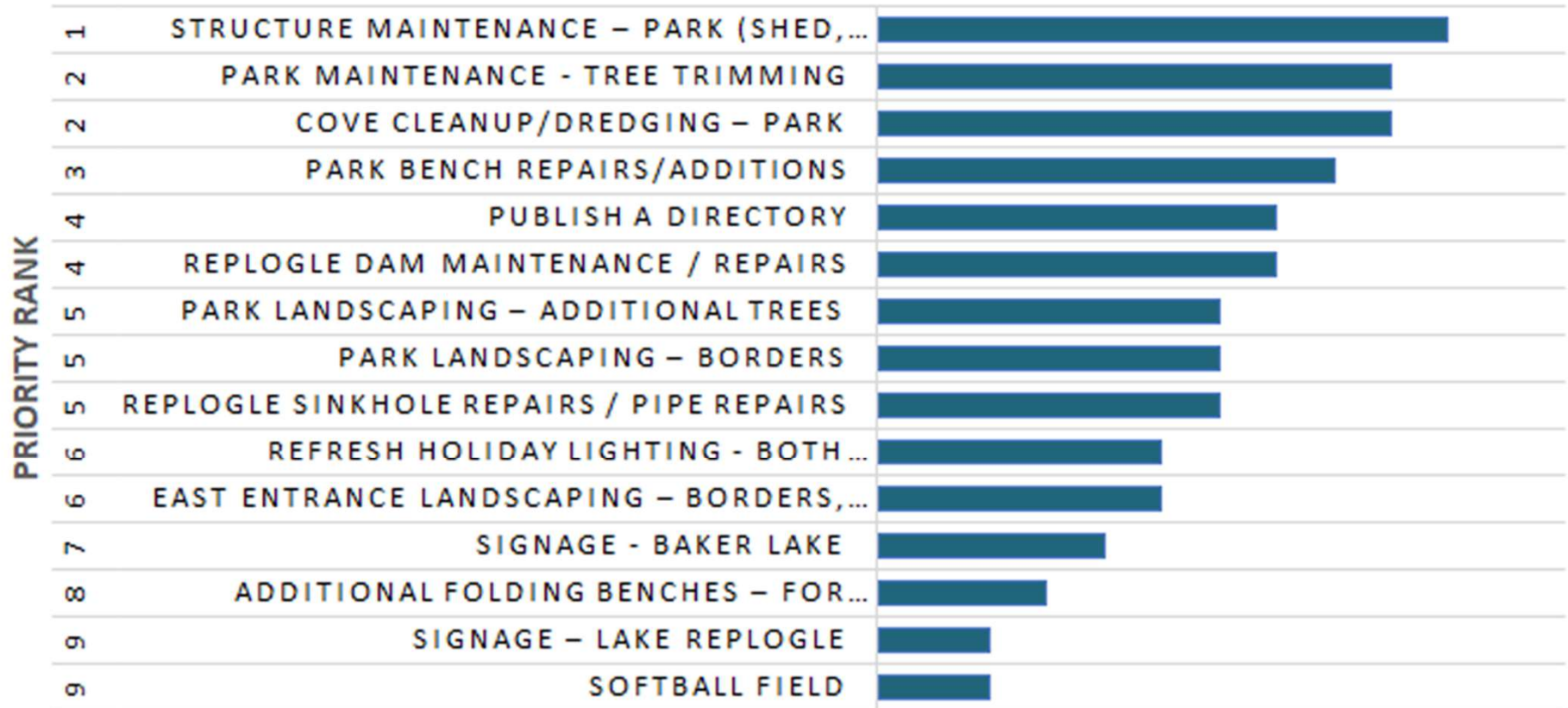
2022 Survey Results

All 201 homes in the Association received a survey, 35 were returned. The survey included 15 items that members could rank as priorities. The rank of those priorities are identified in the table above and several items tied in importance. There were also 8 additional items provided by members for consideration that are listed below:

- Playground Structure
- Lake Cleanup / Stocking
- Dog Waste Receptacles
- Canoe Storage Off Lake
- Swimming Pool
- West Entrance Landscaping
- Clogged Drains in Street - Not within the scope of VBRA
- Cleanup Along Highway 14 - Not within the scope of VBRA

2022 Survey Results Continued

2022 SURVEY RANKING



Community Events / Needs

- July 4th Picnic and Parade
 - The 4th of July is just around the corner.
 - We are looking for volunteers to help make it a spectacular community celebration.
 - If you are interested in volunteering, please contact Shelah Fred at 970-817-2220.
- Neighborhood Links
 - Community group that welcomes new residents to the neighborhood
 - We are looking for someone who can lead the group.
 - We already have many volunteers to do the hands-on / day to day work.
 - Need someone who can organize the volunteers and lead meetings.
- VBRA sponsored events to foster community involvement and enjoyment
 - Car Show, Art in the Park, other ideas?
- Community directory - **on-line only; paper by request**
- <https://nextdoor.com/> for community activities and issues

Board of Directors – Terms

Names	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25
Michael Warring	█			█			█			█			
Larry Dick					█			█			█		
Ross Houk							█		█				
Shelah Fred								█			█		
Lance Smith								█			█		
Rich Feller									█				
Kevin Seely										█	█		
Arlyn Atadero									█				
John Sheahan									█				
Todd Lund											█		
Total Directors	9	9	9	7	7	5	5	7	7	9	9		

- Interested in learning more about or being on the Board of Directors? Please contact us at contact@vistabonitaRA.com !