

**32nd Annual Vista Bonita Recreation  
Association Meeting**



**May 21, 2024**

# Agenda

- Board Member Introductions- All
- Presidents Report- Larry
- Treasurer's Report- Michael
- Capital Projects List- Michael
- Lake Ecology Report- Trevor
- Water Report- Larry
- Baker Lake Park Report- Shelah
- Camino Real Monument- Shelah
- Community Events & Needs- Shelah
- Board of Directors Terms- Kara
- Questions & Announcement- Larry/All
- Elections- Shelah

# Board Member Introductions

- Larry Dick- President
- Michael Warring- Treasurer
- Shelah Fred- Communications Director
- Kara Seeber- Secretary
- Trevor Dysert- Ecology Committee Chair

# President's Report 2024

Given that Baker Lake is the centerpiece of the Vista Bonita neighborhood, it was the center of our attention last year. With the chronic change to how the water is supplied to the lake, we developed and tested a means to secure water on the open market. Using our historical records we purchased rental water sufficient to keep Baker Lake full. Rental water will be the model going forward for maintaining the lake.

# President's Report 2024 (cont.)

The increase in dues last year was, for the most part accepted and understood. There were only a couple households who chose not to be members because of this. The extra funds were enough to cover part of the rental water costs.

- There will be no dues increase this year.
- Financially, the Association continues to maintain a positive balance sheet.
- We had two large expenditures last year, purchasing water, which will repeat, and the park maintenance, which will not.

# President's Report 2024 (cont.)

The VBRA has been coordinating and doing the maintenance on the two entrance monuments for the past several years. In June, as the result of a car accident, the east entrance monument was destroyed. With support and leadership from the community, plans are in place to restore a version of the entrance sign that welcomes folks to Vista Bonita. Your donations towards the completion of this project are greatly appreciated.

# President's Report 2024 (cont.)

The Board maintained a full slate of Directors through most of the year, there were two resignations in the last couple months that opened up several positions on the Board this year. Thankfully, some volunteers have come forward to serve as well as others who will take on routine duties without serving on the Board. You will be voting on 6 Board members this year to have a 9 member Board.

I'm excited about the effort and actions being taking to preserve and enhance the lake AND the enthusiasm and commitment of your Board of Directors; therefore the state of the Vista Bonita Recreation Association is GOOD. (applause ;)

# Accomplishments in 2023 – 2024

- Maintained adequate water levels in the lake
- Removed 5 of the 10 cottonwood trees in the park
- Secured the broken off fence posts on the West side of the park
- Stocked the lake with baitfish, sunfish and bluegills
- Reconnected the Neighborhood Links program
- Created an artificial fish habitat in the lake
- Planning and arrangements for the Carp Fishing Derby 2024
- Purchased equipment for weed mitigation in the lake
- Replaced the swing set seats and chains
- Added another bike rack



# Looking Forward in 2024 – 2025

With help, we are well positioned to continue the efforts that have contributed to the current success of the VBRA programs. By addressing the most urgent need for an ongoing water source for the lake, we have resolved a years long challenge facing Baker Lake and the neighborhood.

We have the infrastructure in place to continue critical actions for the community:

- Lake fill water
- Baitfish and Fish stocking
- Fish maintenance
- Water clarity
- Muck reduction
- Community events
- Park maintenance

Please stand by for an important announcement at the end of the meeting tonight.

# Treasurer's Report as of 12/31/2023 – Income

Normal Dues including Irrigation	\$ 17,380
Miscellaneous - Transfer Fees, etc.	1,350
Donations	3,938
Total Income	<hr/> \$ 22,668

All areas increased – 2023 Dues increase, miscellaneous income included irrigation company refunds, donations were up because we asked for rental water donations.

Overall – UP significantly, mostly dues - \$7,323

# Treasurer's Report as of 12/31/2023 - Spending

30 days of water "rental"	\$ 5,250
Insurance	3,748
Park and Entrance Maintenance & Improvements	2,934
Muck Mitigation	2,710
Fathead minnows stocking	1,505
Utilities	1,150
Irrigation Fees	900
Postage (purchased stamps for 3 years – beat increase)	493
Brunch (includes 3 new canopies)	226
All other	<u>668</u>
	\$ 19,584

# Treasurer's Report as of May 20, 2024

## 2024 VBRA Financials at 5/20/2023

## Earmarks

	<u>YTD</u>		<u>YTD</u>
<b>Beginning Cash 1/1/2024</b>	<b>\$ 24,161</b>	Lake Ecology Fund	\$ 0
<b>Income:</b>		Maintenance Fund	0
Normal Dues including Irrigation	5,680	Park Upgrade Fund	433
Miscellaneous - Transfer Fees, etc.	850	Rental Water Fund	845
Donations	2,755	Entrances Fund	<u>2,247</u>
		<b>Total Earmarks</b>	<b>3,525</b>
<b>Total Income</b>	<b>\$ 9,285</b>		
		<b>Available</b>	<b>\$15,775</b>
<b>Expenses:</b>			
Lot/Entrance Maint. & Improve.	6,963	\$5,000 is tree removal/trimming	
Insurance	0		
Irrigation Company	900		
PVREA	415		
Fisheries	1,505		
Lake Ecology	3,993	\$2,696 muck pellets, \$575 habitat/buoy	
All other	<u>370</u>		
<b>Total Expenses</b>	<b>\$ 14,146</b>		

# Vista Bonita Recreation Association - Capital Projects List

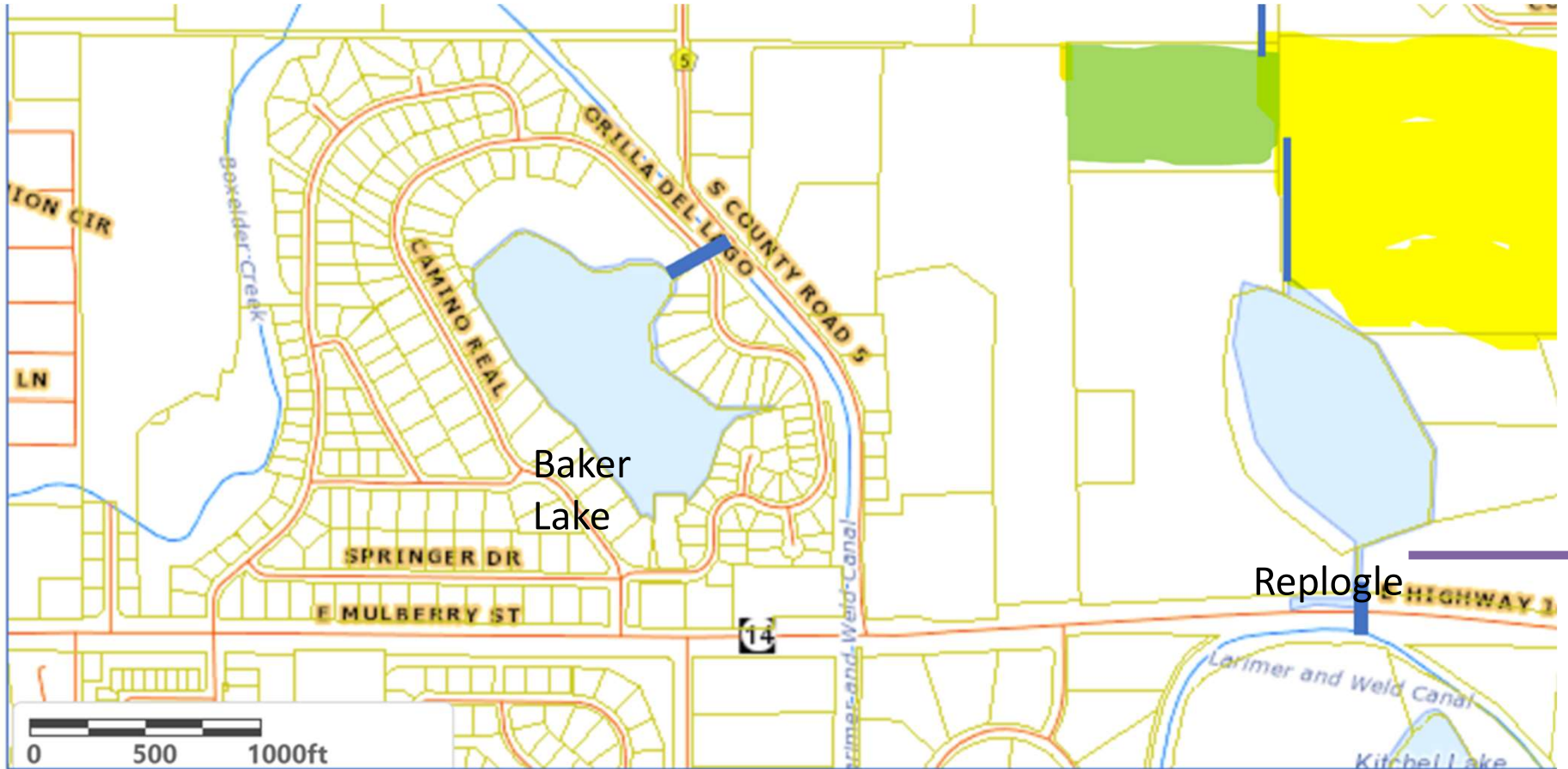
	12/31/23	2024	2025	2026	2027	2028
Beginning Cash Balance	\$ 21,077	\$ 24,161	\$ 16,541	\$ 17,941	\$18,741	\$ 19,841
Dues (1)	17,380	17,380	18,200	18,200	19,100	19,100
		1,500				
Donations - RENTAL WATER	-		1,500	1,500	1,500	1,500
Donations - Lake Ecology	1,073	1,000	800	800	800	800
Donations - Maintenance	338	300	500	500	500	500
Donations - Park	433	400	500	500	500	500
Donations - Entrances/Other	268	300	500	500	500	500
Transfer fees/Web Ads/Misc.	1,350	1,000	500	500	500	500
Revenue	22,668	21,880	22,500	22,500	23,400	23,400
Non-earmark expenses (2)	(7,280)	(7,500)	(8,200)	(7,900)	(8,100)	(8,300)
<b>RENTAL WATER</b>	<b>(5,250)</b>	<b>(6,000)</b>	<b>(7,000)</b>	<b>(6,400)</b>	<b>(6,600)</b>	<b>(6,800)</b>
Non-project earmark spending (2)	(6,959)	(7,000)	(5,200)	(7,400)	(7,600)	(7,800)
Normal Expenses	(19,489)	(20,500)	(21,100)	(21,700)	(22,300)	(22,900)
Unspent Earmarks	(3,380)					
Available after expenses and earmarks	\$ 20,876	\$ 25,541	\$ 17,941	\$ 18,741	\$ 19,841	\$ 20,341
Capital Project Spending						
Dredge Park Cove						
Entrance repairs & maintenance	\$ (95)	\$ (3,000)				
Park Improvements & Repairs (trees)		\$ (1,000)				
Remove diseased cottonwoods, trim		\$ (5,000)				
Total Capital Spending	\$ (95)	\$ (9,000)	\$ -	\$ -	\$ -	\$ -
Available Cash Balance	\$ 20,781	\$ 16,541	\$ 17,941	\$ 18,741	\$ 19,841	\$ 20,341
Desired Reserve:	\$ 6,000	okay	okay	okay	okay	okay

1 Increase due to inflation captured once a multiple of \$5.00 is reached

2 3% annual cost increase beginning in 2024

# Water Report

## Where/how we received water:



# Water Report (cont.)

As mentioned earlier, we implemented a new process for supplying fill water to Baker Lake.

- In 2023 we purchased 30 days of rental water for \$5250 (\$175/day) from the ditch co. This amount was calculated based on the amount of water historically added to the lake each year and the ditch companies annual allocation amount of a “days” worth of water.
- Given the abnormally wet spring and the contribution of our water shares we used 6 days of the rental water.
- While we left 24 days on the table, the water rental business is similar to buying insurance AND it’s first come first served. The weather is the wildcard in this process.

# Water Report (cont.)

## 2023 Lake Fill Record

The 2023 lake water fill season started unlike any in recent years. The heavy rains of May and June, (roughly 16") along with the higher than normal spring river levels afforded us ample water for the first fill.

Due to the wet spring, our 1st fill was on June 15th , about a month later than usual. Baker Lake was down 16.75", about 11" higher than the previous spring. Due to the higher water availability, the ditch company allowed us to run a full weir so the lake was 1" over full on June 22nd having added 17.75".

Over the winter, 2022-2023, the lake lost a total of 17.5" of water. In the prior year, 2021-2022 the lake lost a total of 28" over the winter months. For the 2023-2024 season, the lake lost about 16.5" of water over the winter months.

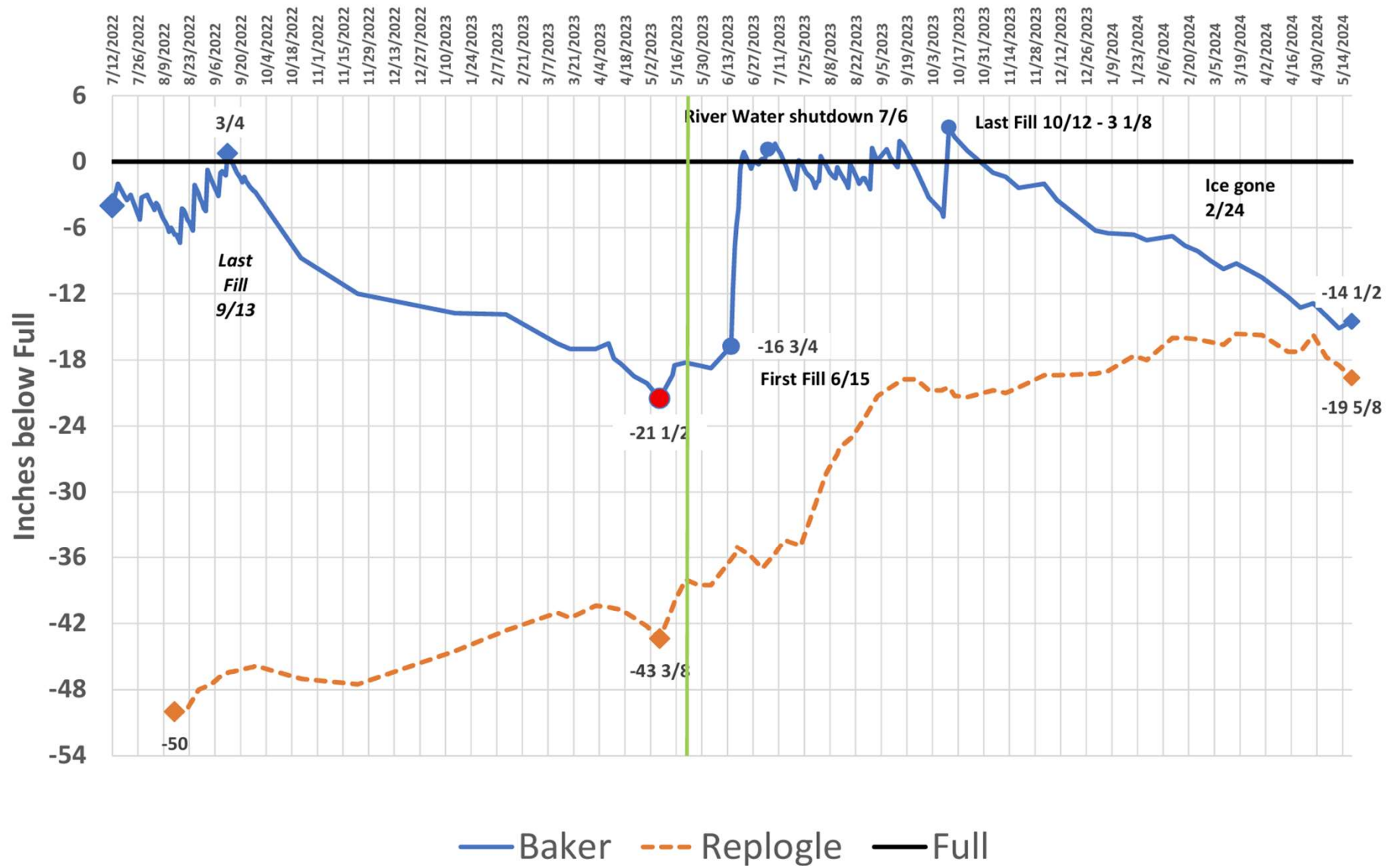
The lake was filled a total of 8 times in 2023 with the last fill on October 9th , bringing the lake to 3.12" overfull.

We did not use any water from Replogle in 2023, as the lake had not recovered from the draw down that occurred in the spring of 2022.

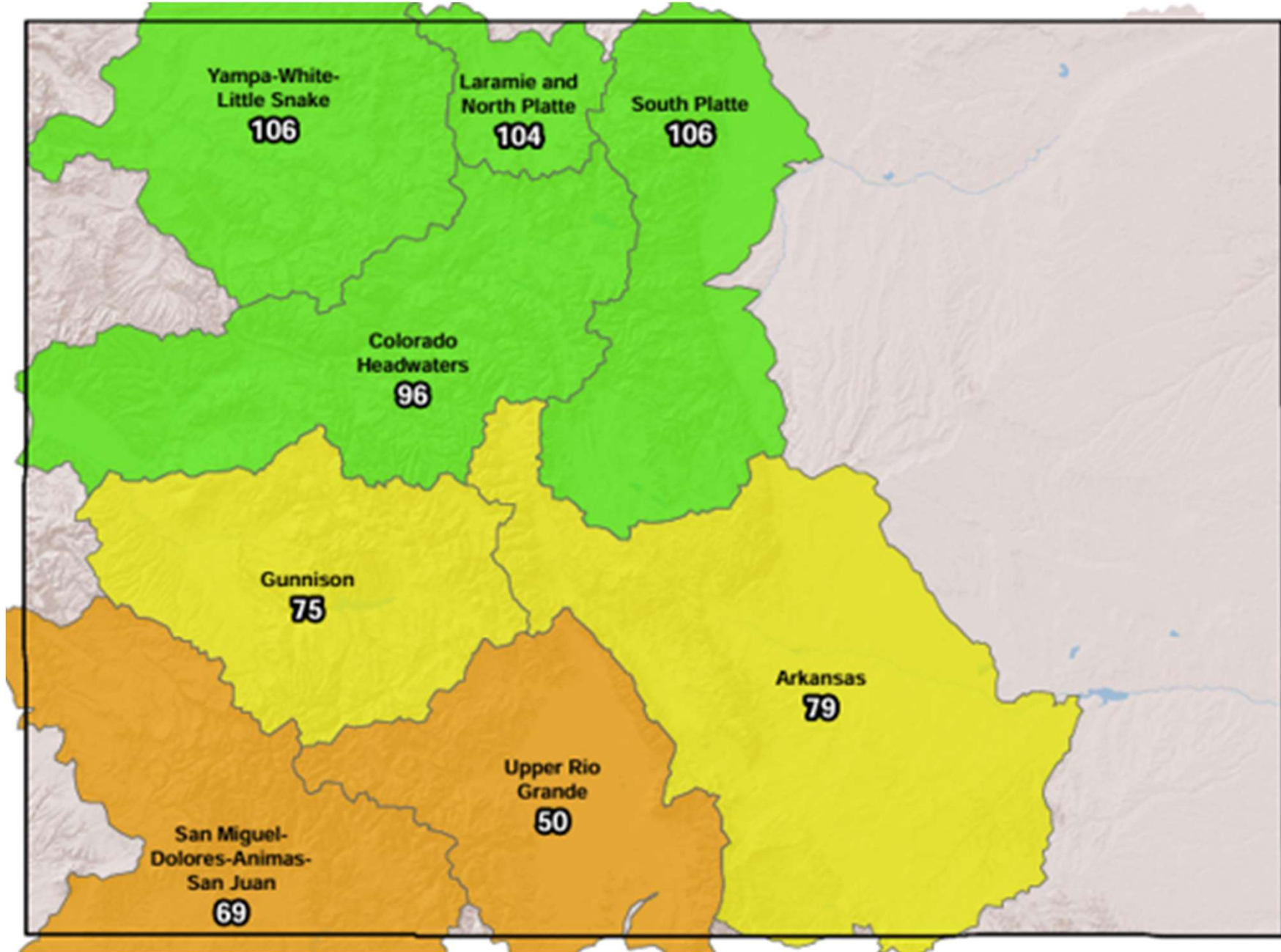


# Water Report (cont.)

## VBRA Lake Fill



# Snow pack and watershed



# Water Report (cont.)

## Future Water Supply

In 2024 we will again purchase rental water if available, to sufficiently keep Baker Lake within the 2"-4" range of full. We typically need to add about 50" of water.

- We have our name on the "list" with the ditch company so we're in-line for a purchase.
- Given what we learned from our experience from last year, we may be able to break up the amount of water days rented between a spring period buy and summer period buy.
- However, the uncertainty of when rental water becomes available may require us to make a spring purchase adequate to cover the entire season. Again, it's first come, first served.

# **Water Report (cont.)**

## **Future Water Supply**

Our position is that we believe it is better to have enough days of water available to keep Baker Lake full even though we may not use all of the days depending on the weather. The alternative is to risk Baker Lake being at a very low level going into the winter, which may wreak havoc on the lake's eco system. So therefore, we expect to have a water rental expense each year.

Recently, a VB resident has contacted us about a River Water share they own that may be available to either rent or purchase. We are currently following up on this.

# Water Report (cont.)

Replogle reservoir has made a remarkable comeback since the drawdown of 2022.

- There are no significant in-flows of water to Replogle anymore, just rain runoff and possibly a spring within the lake.
- As noted on the graph, the water has risen about 36” from its low point.
- We may have a limited water draw from Replogle in 2024, as we want it to return to and maintain it at a “full” level.
- In the long-term, the Association Members need to make a decision as to the utility of the reservoir to Vista Bonita and a full lake is a more valuable asset.

# Water Report (cont.)



**Replogle AFTER  
2022 draw down**

**Replogle NOW**



# Replogle Dam Status



# Replogle Dam Status cont.





# Baker Lake Park Overview

I'd like to thank all the folks who once again volunteered on a chilly Saturday to help clean-up the park and do some maintenance. Even after two cancellations due to the weather, a good crowd of folks showed up.

THANK YOU!

- Raked and removed rubbish
- Fixed the west fence posts
- Repaired a washed out area of the boat ramp
- Removed rocks from the lake
- Weeded the dandelions
- Dug-out and placed mulch around the two new trees
- Anchored the tether ball pole

# Baker Lake Park Overview

Baker Lake Park, the second centerpiece of the Vista Bonita neighborhood, experienced a bout of vandalism in Sept. of '23. Those responsible have not been identified, but suspicions exist. Acts like this not only cost money to repair, but also rely on volunteer help to resolve. The VBRA Board has steadfastly taken the position that we will not be the “police” to address issues like this but rather turn it over to the Larimer County Sheriff for investigation.



# Baker Lake Park Overview (cont.)

Shoreline rocks thrown into the lake continues to be a problem. Whether slid out on the ice or thrown in during the summer, they present a hazard for swimmers and boats. Every spring as part of the Park cleanup, rocks from around the dock, boat ramp and the swimming area need to be removed to prevent personal injury and possible repercussions to the VBRA.

The swing set required maintenance partially from vandalism and partially from age. Swings are being swung all the way around the top pole, which has broken chains and damaged the seats. New swing seats and chains were installed to keep kids safe.

# Baker Lake Park Overview (cont.)

Several of the posts on the West fence near the swing area have rotted off with age. As part of the park cleanup day, T posts were driven in to shore up the wooden posts. At some point in the future, the fence will need major reconstruction to address the aging structure.

The cottonwood stand of trees between the shed and the lake have long been a concern. There were 10 trees in that area that we felt should be thinned out based on their impact to the lake's ecosystem. Cottonwood trees are huge consumers of water and drop a significant amount of biomass into the lake each year. But after being reviewed by an Arborist, several of the trees had damage to either the root system, the trunk, their structural strength or posed a risk of damage from a windstorm. Five of the trees were removed.

# Baker Lake Park Overview (cont.)



# Baker Lake Park Overview (cont.)

There are two important policy rules that the Board will be asking residents to abide by for the 4th of July:

- 1) The Park pavilion will not be available for reservation. Too many residents have been asked to leave the park in the past by someone reserving the pavilion so we are discontinuing this practice.
- 2) Fireworks are not allowed to be launched from any of the Park property. Damage, debris and liability drive this decision. The Board will not “police” this, but if there are violations, residents can call the Larimer County Sheriff’s non-emergency line to report it.

# Camino Real Entrance Monument

As mentioned earlier, the monument and sign greeting folks to Vista Bonita on Camino Real was damaged during a traffic accident last June. The impact of the vehicle hitting the sign and the monument destroyed both.

- A group of volunteers later removed and disposed of the rocks and cement blocks.
- The person responsible for causing the accident was uninsured, and the insurance carried by VBRA does not cover the entrances.
- In a recent court proceeding, the person causing the accident was ordered to pay over \$10,000 to have the repairs/replacement done. It is unlikely we will receive any money. IF we do receive compensation, the Board agreed to only accept the amount required to repair the damage.

The sign is currently out for restoration and an effort led by Emily Defoor and Board members are researching a suitable replacement design for the monument and sign.

# Community Events / Needs

## Communications

- Please check your email settings to make sure you are set up to receive emails from [contact@vistabonitarecreationassociation.com](mailto:contact@vistabonitarecreationassociation.com)
- Please ask neighbors not here to do the same

## Up Coming Events

- Fishing Derby - June 1st
  - Big Thank You to our sponsors
  - Please register if you have not already done so
  - We need volunteers - please contact Trevor Dysert at 970-631-4667

## 4th of July Brunch and Parade

- We are looking for volunteers to help with the event. Please contact Shelah Fred at 970-817-2220

## 3rd Annual Cars and Coffee Social

- Saturday, July 6th

## Neighborhood Links

- Is up and running! If you would like to volunteer, please contact Kara at 970-556-1199



# Board of Directors Terms

Interesting tidbit, there have been 44 Directors in the past 32 years of the VBRA. Average tenure was 5 years with the longest of 25 years and shortest of 6 months.

- At last year's annual meeting, there were 9 Directors on the Board.
- The Board maintained a full slate of Directors through most of the year; there were two resignations in the last couple months that opened up several positions on the Board this year. Thankfully, some volunteers have come forward to serve as well as others who will take on routine duties without serving on the Board. We still need help to provide the services required to maintain the properties and fulfill the duties of the Board. Some upcoming opportunities include volunteers for the fishing derby and for the 4th of July Brunch/Parade.
- For the 2024-2025 timeframe, there are 6 Board openings focusing on a 9 member Board. You voted for 6 persons on your proxy ballots this year.
- A VBRA Board is central to the by-laws created for the Association. Over time, with the dedication and efforts of past and present Board members, activities & duties have expanded to enrich the livelihood of Vista Bonita.

# Board of Directors

The Board has the following positions/duties:

- President
- Vice President
- Treasurer
- Secretary
- Communication Director
- Lake Ecology Director
- Lake Water Procurement Manager
- Insurance and Contracts Advisor
- Park Maintenance Curator
- Website Manager
- Neighborhood Links
- Historian

# Board of Directors Terms

Even with a nine member Board, some folks are doing double duty. We again ask for your consideration to be willing to take on some of the activities listed that do not require Board participation but oversight as a point person or technical skills.

Names	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	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	25-26	26-27	27-28		
Michael Warring																																						
Larry Dick																																						
Ross Houk																																						
Shelah Fred																																						
Lance Smith																																						
Rich Feller																																						
Kevin Seely																																						
Arlyn Atadero																																						
John Sheahan																																						
Todd Lund																																						
Kara Seeber																																						
Trevor Dysert																																						
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<b>Total Directors</b>	<b>7</b>	<b>7</b>	<b>3</b>	<b>4</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>8</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>7</b>	<b>7</b>	<b>5</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>9</b>	<b>9</b>	<b>6</b>					
Off-lake	4	4	1	2	4	4	3	3	4	4	4	3	4	3	4	3	4	3	3	4	3	5	4	5	3	4	2	3	2									
On-lake	3	3	2	2	3	3	4	4	3	3	3	4	3	4	3	4	3	4	4	3	4	4	5	4	4	3	3	2	2									

# Passing the Torch

After 7 years as President of the Board of Directors, I will be stepping aside and passing the “torch” to Shelah Fred. Shelah has been a member of the Board since 2019 and currently serves as the Communication Director. She is very in tune with the issues, needs and requirements of the VBRA Board.

As I looked back on my time in this position, I can't help but believe we made great strides in achieving the original intent of the Board as well as enhancing the quality of life in Vista Bonita.

## Some of the things your Board has done in the last 7 years:

- Weir concrete repair
- Dock extension
- Park irrigation
- New grass seeded
- New split rail fencing in the park
- Boat landing
- Tree planting
- Tree removal & trimming
- Swing set maintenance
- Summer porta-potty availability
- Muck dredging from cove
- On-going muck treatment program
- Routine water quality testing
- Repairs to Replogle drainage system
- Established rental water procurement process
- Annual baitfish and game fish stocking
- Created fish habitat in the lake
- Started the annual July 4th Car Show
- Leading the effort to restore the damaged Vista Bonita entrance sign

# Wrap-up and General Questions