



Annual Meeting 2010

Wednesday, May 11th, 2011

WINDSTAR LAND CONSERVACY

Agenda and Minutes 2010 annual meeting

1. **Call to Order by Manager Keith Edquist**

Mr. Edquist stated proper notice had been sent and a quorum of owners was present either in person or by proxy. The Board of Trustees was introduced and owners then introduced themselves around the room.

2. **Approval of 2009 Annual Meeting minutes**

The minutes of the 2009 annual meeting were provided, reviewed and approved as written.

3. **Management Report- Keith Edquist**

Keith spoke about the actions of the Board over the last year, naming Architectural Control Authority business, revisions to the Architectural Guidelines, work on the ponds and water system, a leak protocol document, the playground renovation, insurance coverage, trash removal and snow plow vendors, and road work as significant matters dealt with by the Trustees and management.

He said he had spent time keeping abreast of legislative changes affecting associations in Colorado and mentioned the new Board of Trustees will be working through "Responsible Governance Policies" for Little Elk Creek Village. Recently passed legislation will also require registration of HOA's with the Colorado Division of Real Estate in 2011.

Last, Mr. Edquist spoke about the on-going "Source Pollution Study", which LECVHOA has begun participating in, in order to identify possible contaminant sources— including owner septic systems— to the community water supply. Director Meager said owners have a responsibility to clean and pump out septic tanks every two years. Other sources of contaminants may exist, and owners can participate in developing a protection plan for the Little Elk water system by attending scheduled meetings on this subject. Owner participation will be an in-kind contribution to an initial \$5,000 grant from the State for this study. All owners will be notified of opportunities to contribute to this work.

4. **Water Report, Dan Harris**

Dan summarized work done on the water system in 2009 as installation of a water storage tank heater and improvement to the electrical supply to the pumphouse. He said there was work to be done in 2010 and 2011 installing a head gate near the Hedges property to more completely



control the level of water in the ponds, and installation of water valves to separate sections of the system for shutdown without affecting as many owners in emergency situations. He recounted a leak situation this past winter where the curb stop location for the home was not known by the owner, and as a result 14 homes were without water for 2 days. He encouraged owners to know where their curb stops are and to find them if they do not.

Also noted were fluctuations in use metered at the pumphouse, which are indicative of leaks on the system. Dan said owners must pay attention when the Board alerts them of suspected leaks in the system, and to watch for signs of these in the home. He said low volume of flow in house fixtures was usually more indicative of leaks in an owner's service line than a change in pressure. When notified of neighborhood leaks, owners may notice a change in pressure throughout the house. Mr. Harris concluded by saying winter use this year averaged 12,000 gallons per day and this was a new minimum benchmark. He expects summer use to approach 30,000 gallons, historical levels for irrigation season. These flow rates are sustainable, unless the system has a leak which cannot be located, in which case problems quickly accumulate. It is imperative for owners to quickly notify the Board or management of any suspected leaks on the system.

5. Irrigation ponds report: George Johnson

George spoke in regard to a recent study conducted by Aqua-Sierra, Inc. a firm specializing in analysis and rehabilitation of water bodies. Sediment levels and composition were tested in all three ponds. Unknown remains in regard to how these ponds feed the aquifer from which the LECV wells draw water. There is sediment in all three ponds, most in the upper pond, as was expected. Further work would be necessary in order to rid the ponds of vegetation and introduce a beneficial fishery to control it. Dredging may be an option to rid the ponds of sediment, but the issue remains of what to do with the excavated material, which is difficult to dry out and expensive to transport.

6. Financial and budget reports: Bruce Anderson

Bruce Anderson, association accountant, reviewed his handouts on 2009-2010 profit and loss and the 2010-2011 budget. There will be no increase in assessments, and no major changes in expense categories. Bruce said water system reserves will approach \$386,000 by the end of the 2010-2011 fiscal year. Mr. Wheeler questioned how long the contribution to water reserves might be necessary given the level of funding and contributions. The matter was not resolved, but it is clear that replacement of any considerable part of the system would be extremely expensive, in view of other utilities and road repairs necessary. Mr. Wheeler asked the Board to consider this reserve and its funding in light of the present balance.

Bruce noted that quarterly financial statements are posted on the website—
littleelkcreekvillage.org



7. Election of candidates to Board of Trustees:

Three owners had indicated a wish to serve prior to the meeting:

Beth Blackmer
Andrew Ernemann
Bob Wright

Mr. Edquist asked for other nominations from the floor, but there were no additional nominations. Blackmer, Ernemann and Wright were elected to the Board by acclamation. The new Board will determine officers and terms at its next meeting.

Kent Meager offered thanks and remembrances to Sherri Spykerman, John Corcoran, and Jodi Jacobson for their service to the association. Mr. Edquist thanked each of them for working closely with him over the last year.

8. Unfinished business

There was again general discussion in regard to an abandoned home in the subdivision and the detriment it presents to real estate values. Mr. Anderson said the economic reality of property taxes on improved and unimproved property make demolition of the property unlikely. Mr. Edquist stated that in response to last year's discussions on this matter, he inspected the property at Board direction to secure its doors and windows. Owner and Pitkin County Building Department officer Tony Fusaro said he and the Basalt fire marshal made an inspection last fall and determined the building was not a fire hazard.

Nancy Lovendahl asked if the Board had considered changes to the Architectural Guidelines to address solar installations. Director Meager's answer was affirmative, and said the work is on-going on the Guidelines. Mr. Edquist said 2008 Colorado legislation limits an association's abilities to control such energy efficiency measures and installations except as to placement, design and external appearance. Nancy asked also if the Guidelines had been written to make exceptions for, in her case, re-roofing. Keith said that such Guidelines are often not specific to that degree, but that typically a review Board or Control Authority has ability to consider each situation individually.

Owner Eric Cohen asked if there were a specific time for completion of the playground. Mr. Edquist said work began as soon as practical this spring, and that the additional play items had been received and would be installed shortly. There is a fair amount of finish carpentry work to be done to the structure.

9. New business

There was no new business to be discussed.



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Meeting adjourned at 8:40 pm