



Annual Meeting 2011

Tuesday, October 4th, 2011

WINDSTAR LAND CONSERVACY

Agenda and Minutes June 8, 2011 annual meeting

1. **Call to Order/Introductions/Approval of Minutes of 2010 Meeting**

Manager Edquist called the meeting to order and stated proper notice had been sent but that a quorum of owners was not present by attendance or by proxy. At the start of the meeting 34 members were present; others would join later, eventually resulting in a quorum for this meeting. President Beth Blackmer introduced the Board of Trustees and the owners then introduced themselves around the room. Following this, the minutes of the 2010 annual meeting were provided, reviewed and approved as written.

2. **LEC year in review- President Blackmer and Manager Edquist**

Keith and Beth spoke about the actions of the Board of Trustees over the last year. The Architectural Guidelines were revised by Trustee Ernemann, clarifying procedures and construction deposit requirements. Manager Edquist requested that owners contact him or a Trustee when making any changes to the exterior of a home or outbuildings. President Blackmer commented on the need to minimize exterior lighting and to use downlighting whenever possible.

An audit of the association books was successfully completed for fiscal year 2009-2010 and has been posted to the website. The Trustees also purchased fidelity insurance which applies to the association's bookkeeper in respect of the Association's funds. The Trustees approved a ninth "Responsible Governance Policy" in respect of an association reserve study. In March, Manager Edquist registered the LECVHOA with the Colorado Division of Real Estate as required by recent legislation. Manager Edquist reported that trash service had been renegotiated and that costs had decreased, with recycling now to be done on a weekly basis. Bookkeeper Bruce Anderson reported on the two recent home sales in the neighborhood.

3. **Source Pollution Study and Grant, George Johnson**

Mr. Edquist introduced owner George Johnson to speak about the on-going "Water Source Pollution Study", which LECVHOA began participating in last year. This study will identify possible contaminant sources— including owner septic systems— to the community water supply. George stated that the process was moving forward, and that the Board had approved funding in this year's budget for production of a "Little Elk Creek Drinking Water Handbook" addressing the water system and owner's responsibilities in protecting it. Primarily this will mean regular inspection and maintenance of individual septic systems.



The state is providing a \$5,000 grant to facilitate protection of private water system's like Little Elk's. The Little Elk funds and the grant together will help produce the handbook, add signs at the ponds, encourage neighborhood land conservation efforts, fund a septic tank inventory study, well fencing, water sampling and secondary issues relating to protection of the water source and system. The HOA will facilitate the homeowners' participation and use of state grant funds that will address the individual home septic system inspections, tank inspection/cathode rod installation and home water conservation program with the residents. Each homeowner will be offered the septic system and tank inspection with the expense split between the homeowner and the association. An executive summary of this plan is on the website.

Owner and realtor Tim Cotrell mentioned that septic system inspections are required in Pitkin County with any home sale. Owner Tony Fusaro noted also that \$30,000 worth of home improvements will also prompt a County test and inspection of a home septic system. Trustee Kent Meager characterized the issue as one in which "we are our own worst enemy" in respect of potential harm to Little Elk water due to improperly maintained or ancient septic systems. The soils are porous, the water table high, and many systems are approaching 30 years of age. Once a tank begins leaking there is no mitigation available for the groundwater which feeds the wells. He said tanks should be inspected for integrity and pumped out frequently. President Blackmer concluded this part of the meeting by asking that owners report septic inspections and maintenance to management or the Trustees, and that the HOA should begin to collect inspection records on these systems.

4. **Water System Report-Dan Harris-Tom Gering**

Dan Harris provided the following information for the meeting.

The water system is functioning fine overall. In the last year, a new diversion gate for water sent to the ponds was installed. A heater was installed at the storage tank to prevent ice cap from giving false readings for the tank level. A digital control system to run well pumps was installed: Water valves were installed on Haystack Lane and on Alexander Avenue to better segregate sections of the system. For 2011-2012 the water tank will be painted and the area around it cleaned up. Water valves will be straightened at the main entrance and at a location of East Sopris Creek. If needed, the ditch will be cleaned up to divert water from ponds:

There were several breaks over the past year on service lines to homes. There were two leaks in December/January which drew the water supply level down very low and generated some emergency expense on the part of the homeowners and the HOA. Again this year, one serious leak involved an unknown curbstop location on a home service line. Knowing where your curb stop is located and knowing how to access that curb stop can be a money saver for you as a home owner.



Tom Gering recounted the Trustees work, which is on-going, to locate all curb stops in the interest of maintaining the water system/supply. Any leak jeopardizes the water system and supply; all the previous leaks have been found on owner's service lines, never on the mains. President Blackmer said the Board's intent is to try to locate all curbstops by October, and to test all the found stops for proper operation. She said the winter leaks caused the system pumps to run continuously for almost two months, initiating undue wear and electrical expense to all owners. It is imperative that owners notify management or a Trustee of any suspected leaks, which often show up first as low water pressure in the home.

There followed brief discussion about possible dredging of the ponds to increase the water supply to the wells, and/or to control vegetation growing there. Costs to dredge were up to \$80,000, and the problem remains of where to go with the dredged materials. The Trustees will continue to investigate both of these problems.

5. Treasurer's Report and Budget-Bruce Anderson

Bruce Anderson, association accountant, reviewed his handouts on 2010-2011 profit and loss and the 2011-2012 budget. There will be no increase in assessments, but there are some changes in expense categories, notably increased expense to the road fund of \$16,500. These changes were shown on a spreadsheet prepared by Trustee Kent Meager and distributed as a handout at the meeting. Bruce said that the receivables were manageable, and that total equity had increased by \$73,000 from a year ago. The assessment breakdown will be \$545 per quarter, with \$245 going to administration, \$150 to water operations, and \$150 to the capital reserve.

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

6. Election of candidates to Board of Trustees:

Four owners and current Trustees had indicated a wish to serve prior to the meeting:

Beth Blackmer
Andrew Ernemann
Bob Wright
Kent Meager

The Trustees had asked bookkeeper Bruce Anderson to serve on the Board to replace retiring Trustee Tom Gering. Mr. Edquist asked for other nominations from the floor, but there were no additional nominations. Blackmer, Ernemann, Meager, Wright and Anderson were elected to the Board by a motion, seconded and approved unanimously. The new Board will determine officers and terms at its next meeting.



Little Elk Creek Village
Home Owners' Association
Post Office Box 420
Snowmass, CO 81654-0420

Kent Meager offered thanks to Tom Gering for his service to the association. Mr. Edquist thanked each of the trustees for working closely with him over the last year.

7. **Unfinished business**

There was brief discussion on the poor quality of internet service to the homes and an update on Skybeam's attempts to improve same by upgrading a tower on Watson Divide. This was not an HOA issue, just a point of discussion. No action was taken.

8. **New business**

There was no new business to be discussed.

Meeting adjourned at 8:55 pm