



Annual Meeting 2012

Monday, October 8th, 2012

WINDSTAR LAND CONSERVACY

Agenda and Minutes June 13, 2012 annual meeting

1. **Call to Order/Introductions/Approval of Minutes of 2011 Meeting**

Manager Edquist called the meeting to order and stated proper notice had been sent and that a quorum of owners was present either in person or by proxy. President Beth Blackmer introduced the Board of Trustees and the owners then introduced themselves around the room. Following this, the minutes of the 2011 annual meeting were provided, reviewed and approved as written, following a motion by George Johnson.

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 two upper ponds were dredged, with reduced costs due to the availability of nearby dump sites up the valley-owned by LEC owner Tom Taylor. This work has improved the carrying capacity of the ponds, reduced aquatic vegetation there, and raised the water table which serves the water system's wells.

Work was done on the neighborhood roads, with a near complete resurfacing of Alexander Avenue, with roto-milling, pavement and chip sealing of other roads in Little Elk. Work was also continued on finding and ensuring all homes have operating curbstops. There has been continual improvement, but there remain over a dozen homes with either inoperable or unfound curbstops. This work will continue into the summer and fall.

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

Beth introduced owner George Johnson to speak about the on-going "Water Source Pollution Study", which LECVHOA began in 2010. This study identified possible contaminant sources—including owner septic systems—to the community water supply. The HOA will compensate owners for documented participation in either inspection or maintenance of their septic systems. Each homeowner is offered a 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, littleelkcreekvillage.org. Click on "Documents" on the Home page.

George stated that the process was moving forward, and that he had completed 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. Owners will be provided with a digital copy via email. George said the



grants from the State will continue into next year. He said there were funds available to help homeowners inspect and maintain their septic systems, and encouraged owners to contact him in this regard.

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 has begun to collect inspection records on these systems.

4. Water System Report-Dan Harris

Beth introduced owner Dan Harris to speak about water system. While the water system is aging and susceptible to service line leaks, the water system is functioning fine overall. Last fall the water tank was painted, and the area around it cleaned up. Dan said there is a 15 to 20,000 gallon per day leak which is causing the pumps to work overtime and stresses the water system. He said use has spiked to near 60,000 gallons per day, but is averaging 42-48,000 gallons per day. This compares to an average of 30,000 gallons per day last year. He will continue to monitor use and determine where leaks exist.

It is imperative that owners notify management, Mr. Harris or a Trustee of any suspected leaks, which often show up first as low water pressure in the home. Any leak jeopardizes the water system and supply; all the previous leaks have been found on owner's service lines, never on the mains. Curbstops are simply valves which allow water to be turned off to each residence. This facilitates repairs and isolates leaks from the common water system. 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.

5. Ditches and Irrigation/Drought year-George Johnson

Owner George Johnson made a brief report on the irrigation ditches and the current drought. He said to expect lower flows this summer, and that it might be possible that there would be no water in the ditches. He said there are 11 homes irrigated via the Little Elk Creek Ditch, and that all others were supplied by the Borum-White Ditch. He reminded owners that these are ditches and not creeks. He recommended all owners have a low water switch to protect their pumps if such a situation occurs, as pumps cost \$300 to \$500 to replace.

6. Treasurer's Report and Budget-Bruce Anderson

Bruce Anderson, association accountant, reviewed his handouts on the 2012-2013 budget, and a breakdown showing how assessments are allocated between water and non-water operations, and the capital reserve. The assessment breakdown will be \$545 per quarter, with \$265 going to administration (non-water operations), \$130 to water operations, and \$150 to the capital reserve. Therefore, there will be no increase in assessments. The budget as presented was approved for FY 2012-2013.



Bruce said there are two owners currently in arrears, and followed discussion of the water system by noting that every bit of waste results in hard costs to all owners. In conclusion, he noted that quarterly financial statements are also posted on the website—
littleelkcreekvillage.org

7. Other Business or concerns

Owner John Wheeler inquired about the association's capital reserve and whether there was still need to fund it. Roads and the water system were mentioned as primary capital expenses, and were still expected to far exceed accumulated reserves (\$418,519) should they require extensive work. Mr. Edquist noted a state requirement for associations to plan for and conduct a reserve study. Trustee Meager stated the Board was comfortable with continuing to fund the capital reserve at the proposed 2012-2013 level of assessments.

Tim Cottrell commented on property values and how the appearance of homes and landscape in the neighborhood enhance or detract from them. He urged the Board to continue to actively enforce covenants and encourage better street side appearance.

8. New business-Election of Trustees

Beth Blackmer
Andrew Ernemann
Bob Wright
Bruce Anderson
John Ott (replacing Trustee Kent Meager)

Prior to the meeting, the Trustees sought owners willing to serve on the Board. As a result, they asked owner John Ott to serve on the Board to replace retiring Trustee Kent Meager, who agreed last year to serve one additional year. Mr. Edquist asked for other nominations from the floor, but there were no additional nominations. Blackmer, Ernemann, Ott, 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.

9. Adjourn

There being no further business to come before the meeting, the meeting adjourned at 9:05 pm

Respectfully submitted, Keith Edquist, Association Manager