



Annual Meeting 2014

Sunday, May 24th, 2015

SNOWMASS FIRE HOUSE

Agenda and Minutes June 11, 2014 annual meeting

1. **Call to Order/Introductions/Approval of Minutes of 2013 Meeting-draft**

President Blackmer called the meeting to order and introduced each owner and Board member. The minutes of the 2013 annual meeting were provided, reviewed and approved as written, following a motion by George Johnson. A quorum of owners was represented in person and by proxy.

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

Beth spoke about the water system, septic systems, and the roadways. The water system is functioning fine overall, but leaks jeopardizes the water system. Letters from the State's Division of Water Resources prompted a major project in dredging the lowest pond in order to provide a sufficient acre footage of water to downstream users were there ever a call on that water. This work resulted in a deepening of that pond to its intended capacity and also allowed a more precise monitoring of its levels via a gate valve at its exit.

She said all but a single curb stop had been located, allowing for greater control of the water system during leak finding and repairs. She said the association is collecting and maintaining a data base in regard to septic systems, any of which in poor repair can threaten the wells and the water supply. Owners were encouraged to provide information to the board or management in regard to any maintenance service performed on their septic systems, and to have their systems serviced regularly. (A summary of the pollution study and LEC's Drinking Water Handbook for owners is on the website, littleelkcreekvillage.org. Click on "Documents" on the Home page.)

In regard to roads, trustee Anderson noted the Pitco contribution this year to Little Elk roadways was \$5100. He said the association spends from 3 to 10 times this amount yearly maintaining the roadways, including snow removal, asphalt patching and chip sealing of problem areas.

There followed a brief discussion regarding maintenance of lateral ditches of the Little Elk Creek Ditch Companies main ditch. The laterals serve several Little Elk owners, but maintenance of these is not addressed by that ditch company. Precedent in Colorado would indicate those who benefit from the water maintain the ditches which bring it to them. Unfortunately, these have not had regular maintenance.



3. **Water System Report-Dan Harris**

Owner Dan Harris spoke about the current and recent state of the water system. Dan said there were five leaks on the system last year. He noted that owners own all of the pieces of the system from the incorporation valve on the main line through their curb stop and all of the water line connecting their homes to the system, and that these pieces are the owner's responsibility to keep in good condition and repair when they fail.

He said summer use averages 16,000 to 23,000 gallons per day, but that periodically he notices a 10,000 gallon spike in a single day, which he is at a loss to explain. He asked for help in figuring out where/how/whom is using water in this quantity during the summer. Domestic water is not to be used for landscape irrigation in Little Elk Creek.

Dan elaborated on the dredging of all the ponds over the last 2 years, saying the capacity has increased to designed levels. There were engineering costs, leak testing, and some downstream ditches had to be excavated in order to get water from the ponds back to Little Elk Creek, should there be a water call anytime in the future. This was required by the Colorado Division of Water Resources. Dan said it may soon be necessary to purge the well screens, which also can benefit production. He believed this was last done in 2011. Owner George Johnson has been monitoring well production, and reports the dredging seems to have resulted in better water production.

George went on to caution owners about using domestic water to prime irrigation pumps, which can increase overall use numbers. He said also that the Borum White ditch supplies water to the majority of Little Elk owners, and that it is important to be sure the ditches coming to your home can accept a full volume of water, or the maximum water in a good water year.

4. **Treasurer's Report and Budget-Bruce Anderson**

Bruce Anderson, association accountant, provided handouts on the 2014-2015 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 this year. Bruce said this was the 7th year in a row without increase, which was met with applause.

He also presented a balance sheet comparison of this year to last, and said the association is in a basically sound financial condition, though virtually no money is being made in interest with the certificate of deposit. He said \$48,000 would be coming from the capital reserve assessments for the year, but that work on roadways and the ponds had used up this amount in both of the last two years, with the final result being no growth in the reserve funds. He estimated an expense of \$5,000 to \$15,000 for any minor main line water line break. He said everyone's home service water lines could be impacted should there be a main line failure.



5. Other Business or concerns

Beth reminded owners to pick up after their dogs, observe the posted 15 mph speed limit, maintain their septic systems, and advise management or the Board of any planned fireworks events, in the interest of neighborhood pets and livestock. She also reminded owners that any significant landscaping work or any work on the exterior of the homes requires review and approval by the Architectural Control Authority.

6. New business-Election of Trustees

Beth Blackmer
Rene Tonare (replacing Trustee Andrew Ernemann)
Bob Wright
Bruce Anderson
John Ott

The Trustees sought, both prior to the meeting and now, owners willing to serve on the Board. Owner Jon Visnic was nominated, and Trustee Bob Wright offered to serve another term. These gentlemen were elected to the Board by acclamation of those present. The Trustees voted their proxies in support of this slate of candidates, as did all other owners present and holding proxies for others. The new Board will determine its officers and terms at its next meeting.

7. Adjourn

There being no further business to come before the meeting, the meeting adjourned at 8:45 pm

Respectfully submitted, Keith Edquist, Association Manager

Beth Blackmer, President