



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

MINUTES
ANNUAL MEETING WEDNESDAY JUNE 11, 2025

The Annual Meeting of the Little Elk Creek Village Home Owners' Association was held, after due notice, on June 11, 2025, at the Basalt Library Community Room at 7 pm.

A quorum was established by attendance or proxy delivery of 46 property representatives, over 51% of qualified homeowner members. Twenty-seven property owners participated in person and additional participation was enabled through the Zoom on-line meeting program. Nineteen proper proxy forms were received.

The minutes of the Annual Meeting of 2024 were reviewed and approved by unanimous vote.

The President's written report, and the Manager's written report, had been distributed by email prior to the meeting. These reports were amplified in verbal comments.

On behalf of the Treasurer, the Association's bookkeeper Kim Clinco presented the budget that had been adopted by the Trustees to guide the 2025-2026 fiscal year. The homeowner members discussed this budget with the Trustees and individuals stated their preferences for the allocation of funds. The Board responded to a question concerning the HOA reserve fund to state that the 2023 analysis remains valid for current consideration and demonstrates a reserves fund in excess of 100% of the amount that the consulting firm Reserves Associates recommends. In light of a possible state regulatory requirement to update the water system, and for potential expensive road repairs, the continuance of a \$1000 quarterly assessment was deemed by the Trustees to be warranted.

During public comments, the homeowner members and the Trustees held an open discussion of various issues facing the Association in the 2025-2026 fiscal year.

An election of Trustees was held. Five candidates were presented to the meeting for three positions: Pete Casson, Sharon Caulfield, Carolyne Heldman Rovira, Beth Hoff Blackmer, and Jodi Jacobson. The election was overseen by Kim Clinco, bookkeeper. Sharon Caulfield, Carolyne Heldman Rovira, and Beth Hoff Blackmer received the top three vote tallies and were elected for two year terms to run from July 1, 2025 through June 30, 2027. John Ott and Eric Pelander will continue to fulfill their two year positions through June 30, 2026.

After the election, the meeting was adjourned.

Respectfully submitted,

Sharon Caulfield
Secretary, Board of Trustees