



Board Meeting July 2021

Wednesday, July 14th, 2021

ONLINE ZOOM MEETING

The July meeting was held at the Firehouse and via the Zoom application, and called to order at 7:10 pm. In attendance were Trustees Dave Mullaney, Steve Whitelande, Tony Rizzo, John Ott and Joe Carlson. Owners Dan Harris and Bruce Anderson attended, as did Owners Sharon Caulfield and Julie Myers via Zoom. Also present were Manager Keith Edquist and bookkeeper Kim Clinco.

Meeting topics: Public comment: Board terms, trash billings, end of year reserve balance, road repairs and payment responsibilities, new owners and road cuts for water taps, meter project update, replacing Mr. Harris in re: water system management, pond maintenance, dog stations, discussion on improvements to common space area, annual meeting preparation, stop signage or speed bumps at Capitol Avenue.

Approval of Minutes— the minutes of the May 12, 2021 Zoom meeting were approved and will be posted to the website.

Public Comment- Trustee Joey Carlson said Dan Oppenheimer inquired about someone spraying willows in the open space. Edquist said no work of that nature was authorized, but noted weed control was recently completed there. He said he believed owner Lindholm had cut some willows back along the path from Little Elk Creek Avenue to Alexander some time ago, after discussions about them blocking parts of the trail. Joey said he would follow up on this with Mr. Oppenheimer.

Owner Bruce Anderson attended to protest rescheduling of the annual meeting from its normal date (second Wednesday of June) and the resulting change of the proxy to have all present members and new candidates elected for a one year term. He produced the meeting minutes from June 14, 1986 in which the owners voted 36 to 3 to allow staggered terms of office for the Trustees of one and two years. He said this Board was the first to miss the normal annual meeting date and questioned the need for veering away from the board term practice of the last 35 years. Trustee Rizzo responded that the Board felt it best to do things by the rules, and owner Caulfield explained the proxy and the language thereof which will, if passed, re-establish staggered terms of office for the Trustees as required by the Declaration and Bylaws.

Anderson said the association had long ago recognized that this was a sensible way to ensure continuity and change on the Board and that the action had been taken in 1986 by concerned owners at that time. It was noted that the 36-3 vote did not constitute acceptance by 67 percent of the owners as required, and no amendment to the documents was filed. Again, this action was taken by this board to come into compliance with the association's governing documents. Owner Anderson then left the meeting.



Trustee Rizzo stressed the importance of getting back the proxies to effect this change. It was noted the proxy sent with the second annual mailing was approved prior to the mailing, and the suggestion was then made to send out the annual meeting letter and the proxy again by email prior to the July 28th rescheduled meeting, in order to hear from as many owners as possible.

Financials - Bookkeeper Kim Clinco presented the June end of year financial reports, noting a prospective end of fiscal year 2021-2022 reserve balance of \$550, 283.67, and an operations surplus of \$8,100.35. She explained also how she has billed owners for trash containers larger than 32 gallons. Trustee Rizzo asked if she had seen the email from an owner noting a reduction in their trash container size, and she said she had. Tony requested that Kim respond to emails in which such questions are posed to her.

She noted the \$13,700 received from Pitkin County for the LEC roadways for the Pitco 2019 and 2020 fiscal years. This led to discussion of the roadway work to be done in association with the water meter and street meter placements. Kim is to check on when Pitco typically issues these re-imburements, annually or semi-annually.

Meter Project update - Mr. Harris said he would have to check his notes on which owners would be paying for their portions of street repairs in relation either to prior leaks or involving their water meter installations. He noted several vacant lots recently sold and with construction planned which will require street cuts to access the main hydrant lines. The Board was in agreement that road repairs should be done regardless of these construction schedules, as the existing cuts should be repaired this year.

Dan said there were 10 meters left to install and said he wanted to get the work completed. He expects Timberline to be on site for a week to complete these installations. He said the 3 street meters installed are "working great", but noted a current 12,000 gallon per day leak in the system that neither the street meters nor home water meters are showing. There are still sections of the system which need to be shut down to isolate such leaks, which then affect multiple homes.

He reviewed a recent email (Monday June 21) he had sent the Trustees proposing methods of dealing with the problem. One was an extension of the main line to create a loop between Davidson and Little Elk Creek Avenue, and the second of which—and the less expensive---was the purchase of a variable speed pump for the pumphouse, at approximate cost of \$6300. The Board was in agreement with this as the better solution. Either of these would allow testing of the sections of the system on Alexander Avenue without shutting down the rest of the subdivision.

Dan also noted increasing expenses in relation to filtration at the pump house, and has asked the water engineers at SGM to look at the filtering system and try to make better use of the wet well he had Timberline install near the pumphouse last winter. He said it may be cost effective to install new filtering systems instead of continuing to replace the current filters which clog up very quickly. The wet well will be important anytime there is a leak during the winter as the water table can be very low from mid-Dec to late March. Even a small leak can



stress the system out. The wet well did immediately improve well production as soon as it was completed.

Dan had several discussions with Rick Stevens, who manages the Brush Creek and Snowmass Village water systems, about being the manager for the Little Elk system. Rick does not want to do any of the readings for the water system, which Dan does on a daily basis each morning. Rick and Dan agree that the contractors LEC works with are fine: EPC, Samuelson Pump, and Kevin Madison. They both agree Timberline should be the excavator for LEC projects. Trustee Rizzo also mentioned Roy Saba, whom Dan has also spoken with, as a potential player in this changeover of management of the LEC water system.

Tony said the Board would need to get a job description for Dan's work, and arrange interviews with the persons interested. They will need a contract executed with either gentleman and/or others. Dan said he would try to get a job description to the Board.

Old Business - Trustee Rizzo said he would like to follow up on pond maintenance procedures recommended in 2018, and would dig up the recommendations made at that time. Dan said the upper pond tends to silt up, but there is access to the settlement pond above that pond for periodic cleaning. This keeps the upper pond from silting up so rapidly.

The Board authorized purchase of another dog station and waste container, after confirming that Waste Management had agreed to empty this one as well once it is installed. The Board is to determine the location, but upper Driskell was suggested.

New Business- Management was directed to send out an email survey in respect of the addition of stop sign(s) or speed bump(s) at Capitol Avenue. The Board also discussed getting more owner input on any proposed changes to the access to the common space trails from Driskell, the staging area north of the playground, and the proposed infill of the Alexander path where it dips sharply before the bridge. Edquist questioned preparations for the annual meeting and whether Board members wanted to have designated reports/topics given them to discuss. General consensus was for the meeting to proceed as in the past, with Board members speaking to topics as they arise in discussion.

Unfinished business- Trustee Whitelande said he had a bid in hand from Good Earth for the access to the common space from Driskell, and reported that Granados Landscaping was too busy to get to this project.

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

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President