



**BOARD OF TRUSTEES REGULAR MEETING  
MINUTES OF FEBRUARY 8, 2023  
BY ZOOM 6:30 pm**

Trustees Present: Clay Stranger, John Ott, Sharon Caulfield, Tony Rizzo

Manager Present: Keith Edquist

Homeowners present for some or all of the meeting: None

**1. Quorum and Minutes**

The minutes of the Trustees meeting of January 18, 2023 were approved without change.

**2. Public Comment and General Trustee Comments if any**

In public comments, Sharon Caulfield reported on the status of the Two Creeks LLC water application. The HOA voted its shares in the Boram-White Ditch to authorize the B-W Ditch Company to oppose this application for two additional ponds at Two Creeks, a property at the corner of Capitol Road and East Sopris Road. As a result of B-W's submission, Two Creeks has dropped its application to use more than the B-W water that has been historically delivered to the property for irrigation purposes. However, Two Creeks has continued to ask that the use of the water be changed from irrigation to pleasure. The State of Colorado has objected to that change of use because the lining and additional evaporation from the ponds would reduce the return flow to Capitol and Snowmass Creeks and thus reduce the amount of water in the creek to support minimum streamflows for riparian habitat. Boram and White is considering its next steps with its attorneys.

**3. Consent Agenda Written Reports**

The monthly financials reports, as of January 31, 2023, were accepted unanimously.

The DHM water system report has been finalized and posted on the LECVHOA website, along with updated insurance contracts, which are required to be posted by law. See [www.littleelkcreekvillage.org](http://www.littleelkcreekvillage.org). The Amended and Restated Management Agreement for Keith Edquist has been signed and is effective as of January 1, 2023.

**4. Consideration of Items removed from Consent Agenda**

None

**5. ACA**

Sharon Caulfield moved, and Clay Stranger seconded, that Keith Edquist should reach back out to Ben Howard, the owner of the property at the top of Alexander Avenue, to ensure that Ben and his neighbor Jeff Weiss have completed the easement by which they will share responsibility for a water tank for the irrigation needs on their two lots. The motion passed unanimously. Keith and Sharon will re-submit to Howard and Weiss the comments of LECVHOA on their earlier draft easement. The HOA's interest in the easement agreement is to ensure that both parties know that once LEC ditch water is delivered to the storage tank, the HOA has met



its obligation to deliver irrigation water to the two properties under the Covenants, and all tank operations and maintenance are the responsibility of the homeowners.

6. **Old Business**

The Board approved the purchase of new chlorine injector equipment as recommended by EPC, our water quality contractor. The purchase amount is consistent with the LECVHOA budget.

7. **New Business**

In new business, the Board reviewed a new monthly report format that Keith Edquist will submit prior to each board meeting, as set out in the Amended and Restated Management Agreement. A proposed agreement for consideration with Roy Saba as water systems manager was reviewed and will be sent to Dan Harris for review and then to Saba, and updates to the EPC water quality contract were also considered. The Board also noted that we had received legal advice concerning how to protect the HOA when there is a potential foreclosure of a property within the HOA boundary.

The meeting was adjourned at 8:00 pm.

**The next meeting will be held at 6:30 pm on March 8, 2023, by zoom.**