



**BOARD OF TRUSTEES REGULAR MEETING  
MINUTES OF JANUARY 8, 2025  
BY ZOOM 6:30 pm**

Trustees Present: Sharon Caulfield, John Ott, Tony Rizzo, Carolyn Heldman

Manager(s) Present: Keith Edquist, Kim Clinco

Homeowners present for some or all of the meeting: None

1. **Quorum and Minutes**

The minutes of the Trustees meeting of December 11, 2024 were approved without change.

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

None

3. **Consent Agenda Written Reports**

- Keith Edquist's monthly management report was received and accepted.

- The monthly financials for November 30, 2024 were received and accepted.

4. **Consideration of Items removed from Consent Agenda, if any** None

5. **Additional discussion re Water Systems Management**

Tony Rizzo reported that as a result of his one on one meetings with Roy Saba he recommends that we not require Roy to participate monthly in the Board's meetings. Tony states that Roy's time would be better spent in regular meetings with Tony as the Board's representative, with greater opportunity to delineate specific tasks for Roy's work and to simplify the overall responsibilities of the job. The Board discussed the means to develop a more effective relationship with Roy and agreed that a closer oversight relationship with Tony should be tried. The Board identified the following priorities for the 2025 summer season: 1) removal of willows in key choke points on ditches; 2) establishment of an effective irrigation take out point at the Clark/Kaplan residence; 3) addressing the pipe in need of replacement at the Lindholm/Rizzo line; and 4) working with McCabe Ranch's Brad Day and Dan Oppenheimer to open the first irrigation feeder line off the LEC Ditch. The Board asked Roy and Tony to develop a monthly report format similar to the report that Keith Edquist provides, so that the Board can remain informed. The Board also requested that a contract be prepared by Caulfield to ensure clarity of the relationship with Roy's management company for the future.

The pump house project with the CDPHE is coming to a new point as JVA Engineering must submit its proposed Request for Adjustment of Water systems by January 31, 2025. Sharon has provided comments on the draft report and Roy's comments must be provided. Subject to incorporation of those comments, Tony and Carolyn moved that the Board approve the JVA report as presented. The Motion passed unanimously.



Tony Rizzo also has reached out to EPC concerning the testing and water chemistry management services they provide. With the new arrangements with CDPHE, ten homes must be tested twice per year for water quality, focused on lead and copper. Tony will discuss this program with EPC and also will work with EPC and Roy to clarify the testing program responsibilities.

6. **ACA**

The Kessler lighting has now been updated as requested.

The Lipschitz family on Alexander has opened discussion with Keith Edquist regarding solar and sprinkler projects, which will come to the Board when ready.

7. **Old Business**

The Alpine bank account processes have been frustrating but Beth Hoff Blackmer is now an authorized signatory.

The Board reiterated the importance of having two authorized signers on all accounts to sign checks, in order to facilitate prompt payments, as well as facilitate online oversight of the Association's accounts.

Now that the Alpine Bank checking account is ready, Sharon Caulfield moved, and Tony Rizzo seconded, that the US Bank checking and savings accounts should be closed, and the balances moved into the Alpine Bank checking account. The motion passed unanimously.

The CD investments for the Association are coming to a changeover point. The Wells Fargo CD will mature on February 25, 2025. The current rates at Wells Fargo are not favorable. Sharon Caulfield has identified the Colorado Federal Savings Bank as having a CD rate of 4.45% for a 6 month CD. Sharon Caulfield moved, and Tony seconded, that Beth Hoff Blackmer, as Treasurer, should explore placing \$150,000 of the funds currently held at Wells Fargo into a CFSB CD at or about this rate, or if that rate or the CFSB is unavailable, at the highest rate CD available at Alpine Bank, with the balance over \$150,000 to go in the Alpine Bank Checking Account. The Board passed this motion unanimously.

8. **New Business**

Sharon Caulfield has filed the Association's FinCEN report as directed by the Board at its December meeting. Sharon has also filed the annual Secretary of State report for the Association.

Keith Edquist noted that he intends to reach out to new organizations to update the Association's periodic Reserves Report, as the organization that has prepared the report in the past was not appropriately responsive to the Association's needs the last time the report was prepared.



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The Board recognized that there are a number of new residents in the neighborhood and discussed preparation of a new resident packet. Carolyn Heldman Rovira offered to lead that project.

The February meeting was rescheduled to February 19, 2025 due to unavailability of Board members on the originally scheduled date.

The meeting was adjourned at 8:10 pm.