



Board Meeting January 2021

Wednesday, January 13th, 2021

ONLINE ZOOM MEETING

The January meeting was via the Zoom application, and called to order at 6:08 pm. In attendance were Trustees Dave Mullaney, Steve Whitelande and Tony Rizzo. Trustees John Ott and Joe Carlson were unable to attend. New owner Gayle Morgan attended but was unable to connect to the meeting. Owner Sharon Caulfield attended the majority of the meeting, Owner Jodi Jacobsen attended during public comment, and Dan Harris joined the meeting midway through the agenda to address the metering project update. Architect Ben Koons, who is assisting Trustee Mullaney with his project, attended through the ACA discussions. Also present was Manager Keith Edquist.

Meeting topics: ACA update and review of Mullaney remodel and addition project, ice at the tee intersection of Capital Avenue and Katydid and tree removal in this area, dog station inquiry, updates on finances, metering project and water system leaks, Eye on Water software and use of same, decision on the trash and recycling contract, trail to open space, paving/roadcut conditions and plowing/sanding, construction staging on Little Elk and impact on properties there, playground fencing, trail access to the open space from Driskell. Executive session in regard to signers and access to bank accounts and procedures regarding the execution/signing of contracts.

Approval of Minutes—the minutes of the December 9th Zoom meeting were approved and will be posted to the website.

Public Comment-Edquist read an email into the minutes comments from owner Rebecca Milvich in regard to the noise, dust, and general staging of the metering project and excavation equipment in front of her home this fall. Owner Nancy Lovendahl had asked the Board to consider removal of mature trees shading the intersection at the Capital Avenue and Katydid as their shade allows icy conditions to persist, making the intersection dangerous. Owner Jodi Jacobsen asked when the dog station/bags discussed in a summer meeting would be installed.

The Board discussed these matters and eventually reached consensus to look into removal or repairs to the existing playground fencing, improving trail access to the open space from Driskell and path improvements at its opposite end near Alexander Avenue. They expect a reclamation effort on the staging area used for the metering project of minor nature this winter as Timberline Excavation ceases operations. They will revisit these areas and that between the playground and pumphouse next spring as a general improvement effort to existing landscaping.

They did not feel they could ask for removal of trees from any lot with much success, but agreed that pruning of trees around the neighborhood to improve sight lines or road clearances should also be a part of such a general approach to landscape. They asked to have the plow vendor monitor and apply traction materials to the intersection and asked Keith to work with them as winter progresses. The



Trustees also asked him to respond to the Lovendahl and Milvich emails. Mr. Edquist said the dog station would be installed near the playground on the 19th of January when he is next on site. Ms. Jacobsen asked the Board consider another location for a second station and this will be considered when it is known if the first installation is actually used/successful. Ms. Jacobsen left the meeting after this discussion.

ACA updates-Manager Edquist reported that all neighbors of Mr. Mullaney had provided email acknowledgement of his renovation and addition plans without adverse comment. Exceptions were the Gardner property, presently vacant and without the new owner in residence or known to the Association, and neighbor John Wheeler whose concerns are rooted in a lawsuit brought against him and the Little Elk Association in its role as Architectural Control Authority some 12 or more years ago.

That suit involved item number 25 of the Little Elk covenants and the preservation of view planes when construction is approved. Mr. Wheeler's concerns were in regard to problems he or a subsequent owner of his property might have expanding the residence into its backyard, given the Mullaney expansion into that backyard as proposed in the Mullaney submission, and whether that extension would limit what Mr. Wheeler or a subsequent owner would be allowed to build there should it block the view plane from the Mullaney expansion proposed for approval tonight. Mr. Mullaney's architect provided the Board some sketches of prominent view planes from the proposed Mullaney remodel. These showed view planes from the property in two directions. Some view planes from Mullaney were compromised by the Wheeler garage at its construction and since then by pine trees planted in the rear yard at Wheeler, which have since grown to 20-30 feet high.

At length the Board decided that adherence to the covenants regarding the preservation of view planes was probably overlooked by the prior board, to its detriment and leading to the loss of the lawsuit brought against Mr. Wheeler and the HOA at that time. The present Board is aware of the covenant regarding preservation of views, and reviewed it prior to the meeting. They believe it to be clear and understandable and expect it will be adhered to in future reviews. They approved Mr. Mullaney's submitted plans for the remodel and expansion, after consideration of Mr. Wheeler's concerns.

Financials-Edquist reviewed the 2020 financial statements to date, noting that December's numbers were unremarkable with the exception of the trash service expenses, which are near the approved the budget numbers six months before the end of the year. The contract relating to this expense was noted as an agenda item, and discussion passed on to the meter project report. Edquist reported total expense for this was shown as \$249,209 through the end of December, and as such on or under budget. The Board asked for an itemized listing of current expenses for the meter project from bookkeeper Clinco.

Open space path-update-Dan Harris joined the meeting at this time and gave an update on costs to install a path to the open space as given to him from Timberline Excavation, and advising the Board the cost was too great at near \$10,000. He felt an on grade path from the intersection of Driskell and Davidson could be constructed for much less using treated lumber or railroad ties and gravel road base. The Board gave no direction, but did wish to see a contract with specifics for construction and costs of



anything to be constructed there and be assured there would be no impacts to the roadbase in this location when a path is constructed.

Meter project update – Dan said that 55 meters had been installed, and that Timberline was shutting down for the winter as conditions are now too cold to be effective. They have some additional meters to install on Haystack and Little Elk Avenue and when those are complete Timberline will restage its operations to the Alexander Avenue side in the spring. Dan said he could have some cleanup done and perhaps some dirt piles removed from the present staging area before Timberline pulls out altogether. Dan felt the project was on course with the \$2800 per meter install costs, and that these additional curb stop and repair costs should be addressed within the \$40,000 'contingency' allowance comfortably. He said the street meter antennas were installed last week and expected they would soon be operational.

He said water use was up and he felt there was a leak on the system of the nature of 10,000 or more gallons per day. He hoped the street meters would isolate this to a short section of main he could test, but the use is not showing on any of the house meters installed so far. Use is in the area of 23,000 gallons per day but should be closer to 12,000. Dan will be testing this coming week for the leak location on Haystack.

Eye on Water-the software which receives and collates data from the water meters is being monitored by Dan and Trustee Rizzo, and by any of the owners who have downloaded the software. There is concern that owners should probably not be contacted for minor leaks, as usage will vary over time with the number of people in the home and time of year. Significant leaks must be addressed, but methods of notifying owners regarding their use should not be intrusive. Tony said it is possible to have the system send an email notice to owners of minor leaks, as some larger users of the software have done, when they have seen little interest in self-monitoring by their owners. He offered to draft such a generic email for Board review. While all the meters are not in and all of the data on use they might provide only a few weeks old, it appears LEC may be using quite a bit less water than allowed by its decree.

There was extended discussion on how and when to notify owners of leaks major or minor, as even a small leak left unrepaired could be ruining flooring, insulation or structure depending on its location. There is not at present an agreed upon procedure for letting owners know they have a leak, and some degree of reluctance to become involved in personal water use via the software in such a manner. Both Dan Harris and Trustee Rizzo now administer the system and thus can see usage by meter. Dan wants to encourage owners to get and use the Eye on Water software and let them self-police usage. At this time there is not a formal procedure, but clearly significant leaks detected by the meters will prompt a call/contact from the Association.

Trash and Recycle Vendors-The Board had worked for some weeks with vendors for trash and recycle services, in recent meetings and through email communication, under the pressure of accumulating costs under present vendor Waste Management's contract, which increased significantly July 1. At length, and after again discussing what is best for the whole community as opposed to individual needs, Trustee Rizzo made a motion to go with the Waste Management proposal for 32 gallon containers, with



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

owners paying any upcharge for larger bins and/or driveway services, which was seconded by Trustee Whitelands and adopted by a 4 to 1 vote, Trustee Rizzo voting against. This will mean Little Elk will subsidize trash and recycle pickup as they have before, and add any upcharge to owners' quarterly assessment billings for waste containers beyond this size. Waste Management will continue to bill owners directly for driveway services, as they have for many years. Tony will draft a letter to advise owners of this decision and solicit answers as to what size containers they will require. A date for the container change out was set for Tuesday February 16th.

Executive Session-there was a motion, seconded and approved to move to executive session.

Procedures regarding negotiation of checks, transfer of Association funds and examination, approval and signing of contracts for services were discussed. There followed a motion, second and approval to return to general session.

New Business- The Board asked for a summation of the Association bank accounts, their location, funds therein, naming of the accounts at the institutions, and any signers or holders of online access.

Unfinished business- There being no further business to come before the Board, the meeting was adjourned at 8:50 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President