



Board Meeting – January 2015

Wednesday, January 14th, 2015

The January meeting was held at the Firehouse. In attendance were Trustees Bob Wright; Bruce Anderson, John Ott, Rene Tornare and John Visnic. Also present was Manager Keith Edquist. The Association's Board did not hold a meeting in December of 2014.

Meeting topics: past due assessments, drainage on Alexander Avenue status, reserve study update, long term approach to roadway maintenance.

Approval of Minutes—the Board approved the minutes of the November 12, 2014 meeting without changes. These will be posted to the website.

Public Comment-None

Financials-Trustee Anderson provided an aging statement dated December 31st and an aging statement of the same date showing four owners in arrears. Mr. Edquist said he had not written the letters asked in the November meeting to these owners. He said the action of charging them with assessments due through the end of the current fiscal year is advisable when an Association believes the debtor is likely to be foreclosed upon. He said he had spoken with both President Wright and bookkeeper Anderson in this regard. The Board believes, however, that at least one of these owners may still be foreclosed upon.

Therefore, after further discussion, and note by Edquist that the Association will need to act in accord with its Responsible Governance Policy regarding collections, he was asked to draft an email explaining the association's rights and likely actions absent payments being made promptly. This will be sent to these individuals with a copy of their most recent statements, which Mr. Anderson was to provide. Following this President Wright offered to make contact with these owners by telephone regarding their debts to the association.

Bruce also said he would contact attorney Maria Morrow regarding a possible water service agreement/covenant amendment. There were no further questions regarding the financial reports.

Manager's report—Discussion passed to the status of the work completed on Alexander Avenue to re-establish drainage there. Manager Edquist reported that, while he was not enamored of the work done there, particularly in connecting new culverts to those existing previously, he believed the roadway would drain surface water down the western side of Alexander and to the culvert at the Hoyt property and thence to Little Elk Creek. Work done by Hughes Excavation with a road grader cleared both sides of Alexander of roadside vegetation which tended to retain water on the chipsealed road surface. This work was done without charge to Little Elk. It may cause some weed growth this spring. At length the Board determined the contractor should be paid the balance of the amount due.



The Board discussed recent emails from owner Jeff Weiss in regard to the work on Alexander Avenue, the culvert installed under his driveway, and the paving done to replace asphalt over this. President Wright offered to contact Mr. Weiss to determine what his concerns were in regard to this work. It is noted that he was advised in advance of the nature of this work, his responsibility for the culvert installation, and that he had agreed to the costs in advance of the work being completed.

New Business-Work done at the LEC entry from Capitol Creek was discussed again, with Mr. Edquist noting that no invoice for that work from Hughes Excavation with the road grader had been received. In this connection the Board's intent to contact vendor Gemco to chipseal roadways next year came into the discussion. Mr. Edquist thought the regrading of roadway drainages might be an inclusive step in the chipseal process. He will contact Jim Terry of Gemco to see what their procedure would be for resurfacing the roads.

The Board looked at the LEC subdivision map and determined that next year's work should address the entry and then proceed down Little Elk Creek Avenue to the terminating cul de sac there, and also proceed down Katydid to at least its intersection with Haystack Lane. This comprises, at a guess, 40 to 50 percent of the LECVHOA roadways. Edquist will ask Mr. Terry if he does not already have linear footage of the subdivision roadways, as he has looked at them many times in the recent past.

Work of this extent would leave the rest of Haystack Lane to its cul de sac, all of Alexander Avenue, and a portion of Driskell for chipsealing in the summer of 2016. Manager Edquist did not believe Haystack Lane running past the ponds and playground, any of Davidson Lane, nor the end of Driskell to its cul would require new chipseal. These areas are in very good repair due to little traffic. Regardless, they will be inspected by Gemco for a professional opinion.

The above discussion led into the reserve funding available to accomplish these improvements. Keith said he had another bid from a second reserve study vendor, perhaps more suited to inspect and evaluate a water system. That proposal came in at \$4000. He said also that another of his association clients will also request a reserve study this spring. Conversations with both vendors indicate a 10 to 20 percent savings might be possible if these two studies could be done in the same time period.

Unfinished business-there followed brief discussion of new state-mandated requirements for monitoring chlorination and turbidity in the LEC water supply. Environmental Process Control (EPC), the association's vendor for water quality testing, indicates this may require some pump house equipment upgrades. Bookkeeper Anderson is more thoroughly versed in the specifics, and will keep the Board apprised of developments. He felt that the total costs for monitoring both conditions would come to less than \$10,000 and that the payback period for equipment to monitor turbidity was on the order of 2.6 years. He said that both requirements are in the works, but not yet required.

There being no further business to come before the Board, the meeting was adjourned at 8:30 pm.

Respectfully submitted,



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Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President