



BOARD OF TRUSTEES REGULAR MEETING MINUTES
JANUARY 19, 2022, 6:30 PM ZOOM
(RESCHEDULED FROM JANUARY 12, 2022 DUE TO COVID
ILLNESS)

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

Manager Present: Keith Edquist

Homeowners Present for some or all of the meeting: Chad Clark, Beth Hoff Blackmer, Ray Ives, and Eddie Kessler

1. **Quorum and Minutes**

- Five Trustees were present, constituting a quorum.
- The Minutes of the Board's meeting of December 19, 2021 were approved unanimously and will be uploaded to the LECVHOA website.

2. **Homeowner and Board Comments**

Rizzo noted that in followup to prior Board discussions, Dan Oppenheimer has given notice that the LEC Ditch Company will pay for the new headgate associated with the new home at 13 Alexander Avenue. The costs of the new headgate will be spread pro rata among the Ditch shareholders.

3. **Consent Agenda Reports.**

- The financial reports were approved unanimously.
- The information provided by Ray Ives regarding the updates to windows on his property was received and it was noted that as there is no change to the exterior appearance of the property, this matter could be approved by the HOA manager without ACA review.

4. **Consent Agenda Items removed for further discussion:** None

5. **ACA reports.**

- None.

6. **Old Business.**

- **ACA Deposits and Procedures.** The Board took up the issue of **Architectural Control Authority damage deposits**, as had been requested by a community member. Currently the deposit is \$3000 for any project that requires a building permit from Pitkin County. The Board discussed that the purpose of the deposit is to pay for damage that might occur, e.g. to roads, or water lines, or if a project were abandoned and a safety issue might require remediation. The deductible for the LECVHOA insurance policy to cover such issues is \$5000. Deposits are held in an LECVHOA bank account, and are treated as restricted funds on the LECVHOA balance sheet. Edquist provided the Board with information about the deposit structures utilized by other HOAs in the Roaring Fork Valley. A motion was made, seconded, and passed unanimously to **develop a deposit structure with three levels: 1) small landscaping and maintenance/update projects; 2) non-transformative exterior remodels and construction; 3) new construction and major remodels.** The deposits should relate to the potential costs the Association may incur should damage be caused. This proposed structure will be returned for Board consideration at a later meeting. The Board also unanimously approved a motion to authorize Rizzo to draft an **update to the policy on ACA procedures** to accommodate this new deposit structure and to bring the policy language more closely in line with the procedures that have been utilized for recent ACA approvals.



- LEC Ditch and Water Management Update. Rizzo presented information that he has obtained concerning preparation of a request for proposal for companies that can take on **management of the LECVHOA water system** with the pending retirements of Dan Harris and George Johnson. Timberline remains ready to do the maintenance construction on both the main water lines and household hookups (although there will still be a need for an on-site construction manager). EPC already manages the pump house pumps and the required state water quality reports, and can continue and expand that work to make it somewhat more automated. A company from Carbondale, DHM, has worked with LECVHOA in the past and has stated an interest in providing comprehensive oversight of the water system, ponds, diversions, and ditches. **The board approved a motion to authorize Rizzo to obtain a more specific quote from DHM, up to a total of \$15,000, to prepare a water system status report for the LECVHOA's records, and to provide a proposal for future water system management.**
- Water System Major Maintenance. Ott noted that the 'main' water pipes within the LECV have exceeded their expected life. The pipes are PVC. Fortunately, so far all known breaks in the water lines have been on household connectors to the main, rather than the main itself. With the recent updates to the household curb stops, there have been blocks placed on the main that will allow replacement of sections of the main without having to take down the entire water system. Ott proposed to get a schematic of the entire water system, and to begin planning for replacement of main lines to get ahead of the potential for large-scale failures. The board agreed to consider this proposal at a later meeting.
- Entrance Pullout Survey. The Board followed up on its commitment to issue a resident survey concerning the LECVHOA entrance pull-out to get information about how the pull-out has been used and what might be the best means to configure this area. Foxley moved, and Caulfield seconded, that Edquist's Survey Monkey subscription will be used for the survey and other LECVHOA surveys. A portion of Edquist's subscription cost (less than \$200) will be allocated to LECVHOA in Edquist's reimbursable management expenses.

7. New Business.

- Pitkin County Discussion of Short Term Rentals. Pitkin County Commissioners have begun official consideration of an ordinance that would require licensure of short term rentals in unincorporated Pitkin County. Caulfield suggested, and Rizzo proposed a motion, that the Board submit a comment to the BOCC that would require short term rental licensees to affirm that the rented property complies with all applicable HOA covenants, rules and policies. After substantial discussion, the Board did not vote on the motion, but authorized Board members to submit personal comments to the BOCC, including acknowledging their role as an LECVHOA board member. No specific position on the STR topic was taken by the Board. The Board's consensus was that the Pitkin County ordinance, which will be binding upon LECVHOA owners, should be given some time to settle before any LECVHOA-specific short term rental covenant or rule changes are considered. Two Board members, Stranger and Foxley, acknowledged that their own homes have been occasionally offered for short term rental.

8. Adjourn. The meeting was adjourned at approximately 9:00 pm.

The next regular meeting is scheduled for Wednesday February 9, 2022 at 6:30 pm by Zoom.