



**BOARD OF TRUSTEES REGULAR MEETING MINUTES
FEBRUARY 9, 2022, 6:30 PM ZOOM**

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

Trustee Excused: Tony Rizzo

Manager Present: Keith Edquist

Homeowners Present for some or all of the meeting: Gail Morgan, Jill Sabella, Stephen and Emma Whitelande

1. Quorum and Minutes

- Four Trustees were present, constituting a quorum.
- The Minutes of the Board's meeting of January 19, 2022 were approved unanimously and will be uploaded to the LECVHOA website.

2. Homeowner and Board Comments

Four residents of LECV were elected Trustees in the recent election of the Snowmass-Capitol Creek Caucus: Ned Andrews, Jacqueline Russell, Jill Sabella, and Helene Slansky. Clay Stranger noted that the Pitkin County Board of County Commissioners had not taken a vote on the proposed Short Term Rental code for the county as had been expected in late January.

3. Consent Agenda Reports.

- The January 31 2022 financial reports were approved unanimously.

4. Consent Agenda Items removed for further discussion: None

5. ACA reports.

- None.

6. Old Business.

- ACA Guideline changes, discussion and adoption. At the January 19 meeting, the Board asked for updates to the **Guidelines for Architectural Approvals** for Little Elk Creek Subdivision. These were last updated in 2010. The Board reviewed a draft update, which was generally well received. Highlights are that the proposed updates would clarify the language of existing provisions, would require ACA review of demolition plans, would update the Completion Deposit schedule, would require that water system updates must be done by an LECVHOA approved contractor, would clarify the inspection and process update requirements during construction, and would describe the criteria for release of the Completion Deposit. Certain additional changes were discussed, including adjustments to the construction deposits and clarification of the residents' obligations to keep the ACA informed of progress of the project. Keith Edquist was asked to provide any further manager comments so that the guidelines may be adopted at the March 2022 meeting.

7. New Business.

- The Board reviewed information gathered by Caulfield concerning three potential legal firms that have been contacted to address LECVHOA legal issues. The Board recognizes that if the Voorhees family brings suit against Jill Sabella, the Association may be drawn into that lawsuit. Further, there are issues to understand concerning updates to the LECVHOA water system, and assistance to obtain concerning possible updates to be proposed concerning the LECVHOA covenants. Clay Stranger moved, and Griff



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Foxley seconded, a motion for Caulfield to seek an engagement proposal from the firm of Moeller Graf. The motion passed with three votes in favor, with John Ott abstaining as he had not been able to see the proposals.

- The Board asked Keith Edquist to return to the next board meeting with additional information about initiating a new reserves study, which must be done each five years in accordance with the Colorado Common Interest Ownership Act.

8. **Adjourn.** The meeting was adjourned at approximately 8:30 pm.

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