



Board Meeting – February 2016

Wednesday, February 10th, 2016

The February meeting was held at the Firehouse. In attendance were Trustees Bob Wright, Rene Tornare; John Ott, Bruce Anderson and Jon Visnic. Also present were owners Jenn and Peter Voorhees, owner Tim Lindholm and Manager Keith Edquist.

Meeting topics: ACA conceptual reviews of solar installations on the Lindholm and Voorhees properties. Updates on damaged fire hydrant, snow removal, water operations update, financial reports, executive session regarding legal matters.

Approval of Minutes—the Board approved the minutes of the January 13th meeting without changes. These will be posted to the website.

Public Comment-None

ACA- two conceptual reviews were conducted, as applicants did not have acknowledgements of their changed/new plans from their respective neighbors to submit.

Tim Lindholm-presented a revised plan for a pitched roof on his old residence and the mounting of rotationally adjustable solar panels thereon. Edquist presented photos of the Lindholm residence in the area of the proposed installations. There was a motion to approve these panels pending receipt of acknowledgements from Tim's neighbors (at this time he had only one's acknowledgement). This was seconded and approved without dissent. There followed discussion of prior comments in regard to glare from pole mounted panels installed previously on this property, which came from adjacent owners. Mr. Edquist was asked to write a letter to these owners to see what suggestions or accommodations they might offer in relation to this present submission and solar panel installation. Management was provided with a copy of the submitted materials.

Pete and Jenn Voorhees came to ACA in regard to adding solar panels to their garage and residence. They presented site and elevation views of the proposed locations. There was again a motion to approve these panels pending receipt of acknowledgements from the Voorhees neighbors. This was seconded and approved without dissent. Also shown and approved based on prior reviews, were siding samples to be used on the garage and residence. These were in three shades of gray and of fir material. Management was provided with copies of the submitted materials, siding samples excepted. A culvert will be required beneath the driveway to this lot per the LECVHOA covenants. The Board agreed this could be installed after receipt of the Certificate of Occupancy from Pitkin County.

Updates- Manager Edquist updated the Board on the damaged and unusable fire hydrant on the Driskell cul de sac. He said the vendor was looking for a used lower bow section, and would be in contact about the timing to replace this. Edquist was directed to find out the cost of new versus old hydrant sections,



so that repairs can be expedited. He said the local fire district had been notified of this inoperative hydrant. It appears to have been hit in snow removal operations.

Regarding snow removal, Keith asked if there should be a slush plow done at the end of the week, as the weather has warmed. After discussion this was approved provided it is included in the overall costs for the plow contract. Per prior email discussions the Board had determined not to have gravel spread on the roads, not to ask the contractor to remove driveway windrows, or to have accumulated snow removed from the streets. The last will be reconsidered dependent on the weather over the next few weeks. Plowing has been frequent this winter and there is a deal of snow accumulated. Plow trucks with standard blades are being employed; there have been neighbor problems and complaints surrounding access to mailboxes and windrowed snow.

New Business -The Board got an update from Trustees Ott and Anderson regarding coming state mandated changes to the water system filtration and treatment systems. Owner Dan Harris has been coordinating with Schmeuser Gordon Meyer engineers and with the LECVHOA water operators, Environmental Process Control on this project. At this meeting there was not much more information than last month, and a Board decision to sort out options and costs of the project is yet to be made. At root the need is for more contact time for purification of the system water, and it appears a larger clear well and expanded pump house are among the possibilities.

Financials-Trustee Anderson provided financial reports as of January 31, including an aging report and profit and loss statement for July through January, and an 'expense by vendor' detail sheet. Bruce noted two operational line items skewed by the costs of the chip seal work and the Capital Creek fence project. The aging summary was reviewed; there is a single instance of an assessment past due more than 180 days. Trustee Ott inquired if this property should not be liened. Manager Edquist said past practice had been to lien properties once their debt exceeded 6 months of regular assessments. In this instance this may be a question for counsel.

There followed a motion to move to Executive Session, seconded and approved without dissent. Manager Edquist left the meeting at this point.

Executive Session-legal matters were discussed.

There followed a motion to come out of Executive Session, seconded and approved without dissent. Manager Edquist rejoined the meeting at this point.

President Wright made a motion to authorize the filing of a legal action against Lot 20, Block 3 and the owner of that Lot in the event that said owner fails to pay his obligation in full or to begin an installment payment plan, comprised of 6 equal monthly installment payments, by February 14th, 2016. This motion was seconded by Trustee Rene Tornare and passed unanimously and without dissent.



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Home Owners' Association
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Unfinished business- None

Next meeting– the next meeting date is March 9th, 2016.

There being no further business to come before the Board, the meeting was adjourned

Respectfully submitted,

Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President