



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

Board Meeting February 2021

Wednesday, February 10th, 2021

ONLINE ZOOM MEETING

The February meeting was held via the Zoom application, and called to order at 6:10 pm. In attendance were Trustees Dave Mullaney, Steve Whitelande, Tony Rizzo, John Ott and Joe Carlson. Owners Dan and Joseph Oppenheimer, Ray Ives, Clay Stranger, and Adas Wolk attended. Also present was Manager Keith Edquist.

Meeting topics: Public comment regarding lighting complaints and construction of a residence outside Little Elk. ACA update Wolk project, updates on finances and the costs to date of the metering project, update regarding the trash and recycling contract, update regarding a trail to access the open space off of Driskell, paving/roadcut conditions, tree pruning where roadways are impacted, discussions regarding water mains, reserves funding and assessments, new owners and irrigation ditch responsibilities.

Approval of Minutes

the minutes of the January 13th Zoom meeting were approved and will be posted to the website.

Public Comment-there was a discussion regarding Pitkin County Code enforcement coming to an owner in response to a lighting complaint. They were told that he had come in response to a request from the Board. None of the Board members had made such a request, and concern centered on whomever might have made such a complaint in the name of the Board. Explication of the Pitkin County lighting policy reveals that lighting is allowed for 14 days prior to religious holidays, and for a single day afterward, and is not limited to the Judeo-Christian holiday period (per ordinance-November 15th to January 31). The Board encourages neighbors to approach others with whom they have issues of any nature to reasonably try to resolve their differences. Should that not succeed, the appropriate authority should then be contacted. That authority may or may not be the Association, and in many cases is Pitkin County.

There was discussion related to this matter as to how the Board and not its individual members or the manager should respond to such complaints. It was determined that henceforward any such communication would be shared with all Board members prior to any response being offered. In related discussion it was decided that solicitations from owners for general distribution of information regarding their properties would also be reviewed but in general would not be forwarded. Email to Little Elk owners is to be limited to HOA matters of concern. As Colorado law does not allow dissemination of email addresses without consent of owners, other forums were discussed as available to owners for these types of communications.

There was a motion from Trustee Whitelande, second by Trustee Mullaney to send a general email to Little Elk owners regarding the proposed redevelopment of a property on Capital Creek Road which may have impacts on some LEC owners. This motion passed 4 to 1 after discussion centering on the HOA not



taking a stance in regard to the project, and only providing owners with notification of the public hearing date and comment period. Trustee Whitelade to work with Edquist on this notice, which is to be reviewed by all Trustees prior to sending.

ACA updates

Manager Edquist spoke briefly regarding the need for ACA submissions to be planned for well ahead of the monthly Board meetings in order that they receive the proper attention. There are several new owners in Little Elk and at least two vacant properties have recently been sold to others. Adas Wolk spoke about his construction timeline and the proposed water meter installation on his lot. He is in contact regarding this with Dan Harris, and with manager Edquist in respect of further needs for final approval of his plans.

Financials

Edquist reviewed the 2020-2021 financial statements through January 31st, noting that the meter project total expense was shown as \$301,467 through the end of January, and as such is on or under budget. The financials transaction detail provided the Trustees requested itemized listing of current expenses for the meter project, with management noting that minor portions of this total might have to be reclassified, due to insufficiently detailed invoicing from the contractor. LEC Reserves stood at \$575,397, with \$95,202 in the operating account. Keith noted also that the budgeted reserve expenses (taken from the reserve study) for 2020-2021 had not incurred any expense to date, with all of the reserve expense currently due to the metering project.

There followed an extended discussion regarding the reserve balance, annual contributions to the reserves, the attendant level of assessments, and the coming budget process for the 2021-2022 fiscal year. Clearly the largest anticipated capital expense, after road ways, is the water system. Should there occur any sort of significant/catastrophic failure to the water system, the current reserves would possibly be inadequate to address repairs. There was speculation as to what a worst case scenario might be, and whether Dan Harris might put a cost to such. Dan has previously provided a cost per foot for replacement of main lines and it is known that the footage times the expense far exceeds the present reserves.

Edquist pointed out that the main water lines are not included in the reserve study, as they do not have a determinable/predictable remaining life. Similarly, the water tank itself is not included as its useful life exceeds the 30 year scope of the reserve study (the study is available on the website). What the Board seeks to establish is to what level the reserve account should be funded given the present understanding of the condition and maintenance needs of the water tank, water mains, pumps and wells. The Board will revisit this discussion during the coming months, as the budget will need to be prepared and approved prior to July 1, 2021. It is noted that Dan Harris is unlikely to continue to operate the water system and that consideration of the costs of having another person or entity do so must also be accounted for in the 2021-2022 budget.



Metering update/road cuts and street meters

Dan Harris was unable to attend this meeting but indicated in an email his cost projections for completion of the project lead him to believe it will fall within the \$420,000 budgeted for the work. He is pleased with the house meters, believes there is a system leak on Little Elk Creek Avenue somewhere and is attempting to isolate that, and is contemplating installation of one additional street meter to further improve leak detection and isolation.

Existing road cuts were discussed, and the need for patching of those already made over the last several years-all of which involved the water system. Edquist noted the recent sale of two vacant lots and the possible road cuts construction on those might occasion. There was seeming consensus on the need to pave this coming season, but this will be examined as that time approaches. There is \$15,000 in the operations budget for road maintenance. The Pitkin County road fund contribution to the LEC funds had not been received by the time of this meeting. That income is estimated at \$7600 in the present budget.

The Trustees met for a walkabout in respect of some landscape/construction issues the day before this meeting. Tree pruning for roadway sight lines is necessary in some cases, and some plant growth is interfering with road and/or irrigation ditches. Construction of a path to the open space from Driskell was discussed. Management volunteered to obtain information and bids for tree work beyond the scope of neighborhood work days, and for construction of a path to the open space.

Trash and Recycle Vendors

Trustee Rizzo recapped the completed contract with Waste Management for trash and recycling. A date for the container change out has been set for Tuesday February 16th. Most owners had responded to the February 9th deadline request indicating what size trash container they wished to have delivered. All owners will be given 64 gallon recycle containers, and recycling will be picked up each week. Owners may request larger or smaller recycling containers directly with WM, however waste container changes must be arranged through the HOA, as waste containers larger than the 32 gallon minimum size will be added as an incremental charge to those owners quarterly statements. Last, Tony indicated that driveway pickup will be \$10 per month for those utilizing that service. That charge, as before, will come to owners directly from Waste Management. WM has also agreed to remove the dog waste from the receptacle recently placed near the playground. LEC will need to replace the collection bags and the waste bags at that station.

New Business

Management requested that information in regard to ditch water use and responsibilities be conveyed to new owners (there are several now). He said he would request such a document from George Johnson and Dan Oppenheimer, as the LEC owner contacts for the Boram-White Ditch Company, and the Little Elk Creek Ditch Company, respectively.



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

Unfinished business

Trustee Rizzo asked that documents regarding the covenant changes contemplated in late 2017 and early 2018 be forwarded to him from manager Edquist, who has retained these.

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