



BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF February 19, 2025
BY ZOOM 6:30 pm

Trustees Present: Sharon Caulfield, John Ott, Tony Rizzo, Beth Blackmer

Manager(s) Present: Keith Edquist

Homeowners present for some or all of the meeting: None

1. **Quorum and Minutes**

The minutes of the Trustees meeting of January 8, 2025 were approved without change.

2. **Public Comment** and General Trustee Comments if any.

None

3. **Consent Agenda Written Reports**

- Keith Edquist's monthly management report was received and accepted.

- The monthly financials for December 31, 2024 were received and accepted.

4. **Consideration of Items removed from Consent Agenda, if any** None

5. **Public Comment**-President Rizzo briefly commented on internet service at the pumphouse, now provided by Rise Broadband and brought there by overground cable from an antenna on the opposite side of pond 3. Tony will look into changing to Starlink to eliminate this cable, and provide more complete reporting on pumphouse systems. Starlink is in use in LEC at private residences and has been trouble free.

5. **Water Systems Management**

Tony Rizzo reported on his recent meetings with Roy Saba, saying Roy had met with McCabe ranch manager Brad Day and that Brad is willing to assist in clearing the Little Elk Creek Ditch Company ditch this spring, whose laterals serve parts of the subdivision. A focus of Tony's continuing meetings with Roy will be to simplify the overall responsibilities of his job. Tony was also to address the responsibilities of Edquist and Saba to eliminate confusion and better serve the neighborhood. The Board agreed they would like to identify the two worst areas of willow growth and complete remediation on those prior to tackling more this season.

The pump house project with the CDPHE is coming to a new point, as JVA Engineering has submitted its proposed Request for Adjustment of Water systems to the State. As yet there is no clarity from CDPHE as to what will be required in terms of water testing, should it accept the prepared report, which seeks to avoid the expense of installing a green sand filter system. Tony has been in contact with EPC, JVA in connection with the submitted report in an effort to get ahead of the situation. He added that he and Roy have been in contact with EPC (Environmental Process Control) in regard to shortcomings in the weekly work they do at the pumphouse and the lack of a completed contract for their work here.

Tony will discuss this program with EPC and also will work with EPC and Roy to clarify the testing program responsibilities with EPC concerning both the testing and water chemistry



management services they provide. With the expected new arrangements with CDPHE, ten homes must be tested twice per year for water quality, focused on lead and copper. Some owner's names were discussed for the tests, as the oldest homes are of most interest to the State.

6. **ACA**

The submission of the Caulfield remodel was left by Sharon for consideration by ACA, as she had to leave the meeting at 7:15. Further discussion revealed that no response had been received from neighbor Travis Fulton. Edquist will resend him the request for comment and the plans. Neighbor Casson also had unanswered questions. Therefore the ACA approval was not given and the project will be reviewed in the March Trustee's meeting.

Also, though the Kessler lighting, in part, had now been remediated it was noted that nighttime lighting controls there are inconsistently applied. Manager will again contact the Kessler's regarding this, and also involve the County, since the problem is of long standing and not yet cleanly resolved.

Keith Edquist reported on three new owners and has and will make efforts to contact them. The new owners are Ryan and Suanne Koster, in the Anderson home, Alice Johnson in the Myers home, and Wes Anderson and family in the Foxley property. He is also updating the owners' information spreadsheet, as emails change and many owners have dropped land lines.

7. **Old Business**

Water loss from the system was discussed at length, as there is a 50 percent difference between the water pumped from the wells and in the system versus the actual in home use by homeowners. Responsibly this needs to be researched, the leaks found and repaired, and the Board agreed it is time for this work. There may be capital funds in the reserve budget for this, as there was an allowance made for more expense in regard to the pumphouse systems than may be incurred this year.

Discussion focused on the costs for repairs and whether it should fall to an owner if the saddle tap on the main, which is part of the connection to each home (paid by each owner in their water tap fees at construction), or whether it should be treated as a general common reserve expense. Likely this is to be decided on a case by case basis once a leak source is found. A vendor to do this work, and/or the work of willow removal has not yet been sought. Tony offered to work on this, since there is also a ditch re-routing project coming, it is thought, this spring.

Edquist reported on his contacts with two reserve study companies, saying he had worked with both but felt it would not be efficient to move from LEC's previous provider, as a new entity would need to do much of the needed work for a study on their own, and again engage the help of Dan Harris, pumphouse vendors and himself.

Trustee Heldman last month agreed to lead in production of a new owner welcome/information package. Edquist also said he would work on and from the initial draft of this produced by owner



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

Nancy Lovendahl. A draft should be ready of Trustee's review and comments by the March 11th meeting.

8. **New Business**

There was no new business to address, and the meeting was adjourned at 7:50 pm.

Respectfully submitted by Manager Edquist in Secretary Caulfield's absence.