



**BOARD OF TRUSTEES REGULAR MEETING  
MINUTES OF MARCH 8, 2023  
BY ZOOM 6:30 pm**

Trustees Present: Clay Stranger, Sharon Caulfield, Tony Rizzo

Manager Present: Keith Edquist

Homeowners present for some or all of the meeting: None

1. **Quorum and Minutes**

The minutes of the Trustees meeting of February 8, 2023 were approved without change.

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

Gail Morgan offered information about composting programs that might be available within LEC. There was general agreement that a composting pickup would be a positive program for LECVHOA and would help to reduce climate-damaging methane emissions from the Pitco landfill. To provide this service, we would need someone within the HOA to spearhead a sign-up and help Keith Edquist to oversee the program. The Board requested that Keith Edquist find out if Mountain Waste is interested in bidding for our overall waste management program, our because our current provider Waste Management does not offer composting.

The Board agreed that it would be helpful to provide reminders about the legal structure of LECVHOA water usage management, and to offer information from Pitkin County about water-wise irrigation practices. This information will be sent out with the monthly newsletter.

3. **Consent Agenda Written Reports**

The monthly financials reports for February end of month were deferred due to Kim Clinco's family travel and will be reviewed at the next meeting. Keith Edquist will send his monthly report following the meeting. Insurance contracts have been received and will be posted to the website as required by law.

4. **Consideration of Items removed from Consent Agenda**

None

5. **ACA**

Keith Edquist reported that Ben Howard, the owner of the property at the top of Alexander Avenue has been working with his neighbor Jeff Weiss to complete the easement by which they will share responsibility for a water tank for the irrigation needs on their two lots. It is anticipated that the easement can be reviewed by the board at the next meeting.

Steven and Emma Whitelands submitted plans to adjust the drainage on their property on Little Elk Creek Avenue. Currently the eastern edge of the property, which borders Buttercup Ranch, is swampy and of little use. The Whitelands plan includes putting a culvert into the current



Boram and White Ditch that traverses the property north to south. Tony Rizzo moved, and Sharon Caulfield seconded the motion to approve the culvert, as it will not materially affect drainage patterns on the property. The Whitelands also asked to relocate what appears to be a spur ditch that leads east out of their property into the Buttercup Ranch. The Board requested that the Whitelands consult with George Johnson of the Boram and White Ditch Company, with Roy Saba as the water manager for LECVHOA, and with the owner of Buttercup Ranch, and then resubmit the plan if there are no objections.

6. **Old Business**

Water System. Roy Saba and Tony Rizzo have met with EPC and SGM to review the pumphouse operations. Roy will speak to the board in April with suggestions arising from that consultation. Roy also is working with Dan Harris to develop a spread sheet to report on monthly water consumption across LECVHOA.

Banking/Investments. Sharon Caulfield moved that the LECVHOA should invest \$400,000 of the LECVHOA reserve funds into Certificate of Deposit investments, covered by FDIC insurance, with interest at the current rates of 4.3% or more. These investments would be consistent with the Board's investment policies. Clay Stranger seconded the motion, and it passed unanimously. Sharon will work with Griff Foxley and interested homeowners to identify the most reasonable location for the investments and to get the funds moved into the new investment vehicles as soon as feasible.

Reserves report. Discussion was postponed as Griff Foxley was not available.

Saba Management agreement has been signed.

EPC Contract revisions have not been completed. Keith Edquist will follow up.

Additional dog waste stations were approved and will be installed, with the replacement stop sign, in the spring.

Entrance improvements project will pick up in the spring.

Water easement with Andy Wiessner. Sharon Caulfield and Dan Harris have been working with the lawyer for LECVHOA to draft an amendment to the easement that LECVHOA holds on Andy Wiessner's property on East Sopris. The LECVHOA water tank is located on Andy's property. Andy has been using LECVHOA water to irrigate his residential gardens, which is not consistent with the LECVHOA augmentation decree. Meanwhile, Andy is open to allowing LECVHOA to install another water tank on his property, increasing water storage. To bring the arrangement into compliance on irrigation and to encourage Andy's kind offer of greater water storage, the board approved in principle an arrangement by which LECVHOA would help Andy with some of the financial burden of setting up a pump system to bring irrigation water from his property's ditch rights uphill to where the residence is located. Sharon Caulfield and Dan Harris will continue to seek this type of resolution to the parties' discussion.

7. **New Business**

No new business was raised.

The meeting was adjourned at 8:40 pm.