



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

Trustees Present: Tony Rizzo, Griff Foxley, Sharon Caulfield, Clay Stranger

Trustee Excused due to Illness: John Ott

Manager Present: Keith Edquist

Homeowners Present for some or all of the meeting: Rebecca Milvich, Dan Harris

**1. Quorum and Minutes**

- Four Trustees were present, constituting a quorum.
- The Minutes of the Board's meeting of February 9, 2022 were approved unanimously and will be uploaded to the LECVHOA website.

**2. Homeowner and Board Comments**

- Rizzo re-opened the topic that we should review the Edquist management contract to ensure good communication about current scope of work and timeliness. Caulfield will discuss with Edquist and bring the agreement to the Board in the near future.
- Edquist noted that there are certain White Poplar trees on the Vernon property that may need to be moved or removed due to the expected mature height of the trees and the tendency of these trees to have invasive roots that can damage roadways. Edquist will address the issue with the Vernons. Milvich noted that there are many trees near the pumphouse also that could benefit from thinning.
- Edquist identified two potential opportunities for solar installations within LECV: 1) community scale solar ("CSS") or 2) "islandability" grid sustainability improvements. The first might be used to enable a larger solar installation within the LECV in order to obtain some income from utility purchase of power; the second might be a solar installation to develop battery backup for the pumphouse to cover periods in which Holy Cross Energy might have a long term power outage for the SnowCap valley. Edquist offered to watch for proposals that are available through governments or Holy Cross Energy to obtain such resources. **Foxley moved, and Stranger seconded that it would be good to start an *ad hoc* "resilience" committee to investigate these options. The motion passed unanimously.**
- Rizzo noted that Waste Management Inc improperly stopped separating special services charges from the overall Association-paid subdivision charges when Waste Management changed its billing systems in 2021. He has worked with Waste Management to reinstate separate billing for "valet" or "excess pickup" services, which will once again be sent to specific homeowners. He will work with Kim Clinco to determine if some or all of the prior, unbilled services can be recouped from homeowners.

**3. Consent Agenda Reports**

- The financial reports of February 28, 2022 were approved unanimously.

**4. Consent Agenda Items removed for further discussion: None**

**5. ACA reports.**

- None.

**6. Old Business.**

- ACA Deposits and Procedures. The Board took up the issue of the revised **Architectural Control Guidelines**. The most recent draft was approved with only a few additional changes. Caulfield will make those changes, and circulate a final draft. The Board anticipates that the final changes to the



Guidelines can be adopted by unanimous written consent and disseminated to homeowners before the next Board meeting.

- LEC Ditch and Water Management Update. Rizzo presented the updated information that he has obtained concerning preparation of a water system “snapshot” report to support the transition of the water system to a new management team, anticipating the retirement of Dan Harris and George Johnson. All Trustees expressed that such a report would be valuable as this transition is made from the substantial experience and knowledge of Harris and Johnson, and also to provide an educational background for new trustees who must get up to date quickly on this relatively complex system. There was substantial discussion of the proposal, focused on costs, the nature of the services to be rendered, the desire to remove any drone activity, and assuring the quality of the services in light of some errors in the written proposal. There was discussion of obtaining additional proposals because while DHM has done good work in the LECV in the past, the potential cost of the service is high. Rizzo and Caulfield will seek out other proposals, as well as greater information from DHM. Dan Harris was asked to provide his review thoughts on the proposal – his initial review was critical – and Rizzo will also reach out to Johnson and to Dan Oppenheimer. Due to these ongoing issues, no action on the proposal was taken.
- Legal Counsel Update. As it appeared that no legal action has yet been filed by the Voorhees, no action had been taken to engage legal counsel for the Association on this matter. Just before the meeting date, a draft of legal documents were received by the Association through the parties’ counsel. Caulfield will therefore take steps to engage counsel for the Association to ensure that the homeowners’ interests are properly safeguarded should Association documents be subpoenaed, Association Trustees become witnesses, or the Association be named as a party to the lawsuit.

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

**The next regular meeting is scheduled for Wednesday April 13, 2022 at 6:30 pm by Zoom.**