



Board Meeting March 2021

Wednesday, March 10th, 2021

ONLINE ZOOM MEETING

DRAFT-BOARD OF TRUSTEES MEETING-DRAFT

The March meeting was held via the Zoom application, and called to order at 6:05 pm. In attendance were Trustees Dave Mullaney, Steve Whitelande, Tony Rizzo, John Ott and Joe Carlson. Owners Tim Lindholm, Gayle Morgan, Zoe Foxley and architect Kurt Carruth attended. Also present was Manager Keith Edquist.

Meeting topics: ACA preliminary reviews of Foxley deck addition and Rizzo remodel. Updates on finances and the costs to date of the metering project, update regarding the trash and recycling contract and related billing to LEC and owners, review of bid for a trail to access the open space off of Driskell, review of proposals for tree pruning where roadways are impacted, notes from management on paving/roadcut conditions, discussion regarding coming budget for 2021-2022, reserves funding and assessments, owner's irrigation ditch responsibilities document to be produced and reviewed.

Approval of Minutes

the minutes of the February 10th, 2021 Zoom meeting were approved and will be posted to the website.

Public Comment

None

ACA updates

Architect Kurt Carruth presented digital plans for a deck and office/laundry/fitness room for new owner Zoe Foxley. The submission was given preliminary approval pending acknowledgement from ACA designated neighbors and submission of the \$3000 construction deposit. Trustee Rizzo presented digital plans for removal of all exterior siding materials on his home, construction of a low 2 car garage and addition of a second level room on the opposite end of the home. The submission was given preliminary approval pending acknowledgement from ACA designated neighbors and submission of the \$3000 construction deposit. Letters on both submissions to be produced with further details for both owners and made part of ACA records.

Financials

Edquist reviewed the 2020-2021 financial statements through February 28th, noting that the meter project total expense was shown as \$301,510 through the end of February, and as such appears to be on or under budget for the expected completed project. LEC Reserves stood at \$575,352, with \$33,182 in



the operating account. Reserves a year ago were \$798,820; \$79,143 has been added through the 3 quarters of this fiscal year through owners' assessments, and \$301, 510 expended on meter installations.

There followed a brief discussion regarding signers on the association's accounts, and President Ott is to coordinate with Trustees Whitelande and Mullaney to add them as signers where appropriate. Trustee Rizzo noted that there is still shake out going on with some owners in regard to which trash containers were received and that he has reviewed the most recent Waste Management billing and believes it to be incorrect, at least in respect of 122 Little Elk Creek Avenue and 253 Haystack Lane.

Manager Edquist noted the aging report and was asked to look into those accounts in arrears and also to review the construction deposits currently held for owners. There followed a question regarding an invoice from the Knezevich law firm, incurred without Board approval. Trustee Mullaney offered to call the law firm and request the \$135 charge be rescinded. Shortly after this Trustee Rizzo had to leave the meeting, but indicated he was ok with the proposal from Good Earth to construct stairway access to the open space, and with the proposals from Aspen Arborist for tree pruning and/or removals.

Metering update/road cuts and street meters – Dan Harris was unable to attend this meeting, so there was no new information on the metering project. The Trustees are in need of more information from Dan on costs for the 4th street meter he had proposed in January and its intended location and utility. Owner Gayle Morgan complimented the Board on the work they and Dan have done in respect of this water system. This brought discussion of the need to get a grip on the costs of operating the Little Elk water system when, as President Ott said, "Dan hangs up his wrench". This is expected next year and will play into both next year's budget and assessments. It did not seem unreasonable to think the kind of attention Dan has paid to constant monitoring and maintenance might cost Little Elk \$100,000 per year to duplicate. Compensation for Dan's work on the metering project was touched upon but nothing decided.

Existing road cuts were again discussed along with a few deteriorating areas of chip seal, notably on Driskell and Haystack. Edquist will solicit bids from asphalt contractors for the necessary work, again noting there is \$15,000 in the operations budget for road maintenance. The Pitkin County road fund contribution to LEC had not been received, but is due for both the 2019 and 2020 Colorado Department of Transportation fiscal years. That income was estimated at \$7600 in the present 2020-2021 Little Elk budget.

Edquist presented proposals from Good Earth and Aspen Arborists for a proposed stepped pathway from Driskell to the open space, and for pruning and tree removal around the subdivision respectively. Trustees wished to pursue both proposals, but will need through management to work out the specifics with the vendors. In regard to the proposed steps to the open space, Trustees agreed they might offer a good balance of costs versus benefits as opposed to the originally discussed graded, gradual pathway down. There was also not complete agreement on some of the removal methods proposed for the willows along Haystack bordering the Borum White Ditch from Aspen Arborists. It may be necessary to



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have locates for utilities performed for parts of these works, and owners need to be consulted if their landscaping is involved.

New Business

Management will try to find out the approximate times for opening of the irrigation ditches and supply all owners with a document clarifying their responsibilities towards use of water and conveyance of water to downstream users. If appropriate and after Board review this could be placed on the website.

There was discussion again regarding lighting at night continuing beyond that allowed in Pitkin County for religious purposes. One of the Trustees volunteered to inquire of the owner in question as to why these lights continue to be in use.

Unfinished business

Under this topic covenant changes and enforcement remain, as does addition of a lighting policy to the Architectural Control Authority Guidelines. Further there is still a question as to how to compensate owner Harris for his oversight of the metering project and implementation of the water use tracking software-“Eye on Water”.

There being no further business to come before the Board, the meeting was adjourned at 8:13 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President