



Board Meeting – March 2015

Wednesday, March 11th, 2015

The March meeting was held at the Firehouse. In attendance were Trustees Bob Wright; Bruce Anderson, John Ott, Rene Tornare and John Visnic. Also present was Manager Keith Edquist.

Owners attending were Jeff Edelson, Nancy Lovendahl and Scott Keating, Peter and Jen Voorhees, Jan Patterson and Architect Derek Skalko. The Association's Board did not hold a meeting in February of 2015.

Meeting topics: ACA review Edelson studio addition, ACA Voorhees conceptual review, drainage on Alexander Avenue status, reserve study acceptance, road status update, water system update.

Approval of Minutes—the Board approved the minutes of the January 14, 2015 meeting without changes. These will be posted to the website.

Public Comment-None

Financials-Trustee Anderson provided an aging statement and financial information through the end of February. These reports were not reviewed due to time constraints. Bruce reported all as normal regarding finances, and that two owners in arrears had made full payment of their past due assessments.

Revisions to covenants and collection policy-these revisions by attorney Maria Morrow were tabled for consideration at a later date.

ACA preliminary review-Edelson, 262 Haystack Lane-Jeff Edelson presented plans (site, floor, elevations) for a studio/office structure to be constructed on his property. Neighbors Nancy Lovendahl and Scott Keating attended to express their concerns regarding the placement and orientation of this structure. At length, and after agreeing to rotate the structure 90 degrees to its represented orientation, and to work with the neighbors in regard to plantings, Jeff was given conditional approval to proceed with the construction. He will receive more complete review comments in a separate letter from Manager Edquist.

ACA conceptual review-Voorhees, 208 Little Elk Creek-Owners Peter and Jen Voorhees attended with their architect Derek Skalko to present conceptual plans (site plan, elevations, floor plans, outbuilding plans) in quest of approval from LECVHOA to proceed with their site activity envelope procedure with Pitkin County. After review of these plans the ACA gave conditional approval for the plans as presented. Mr. Voorhees believes it will be some time before he is able to come back for preliminary and final reviews by LEC's ACA. He will receive more complete review comments in a separate letter from Manager Edquist.



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Home Owners' Association
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President's report-Discussion passed to the status of the work completed on Alexander Avenue in respect of the Weiss property and culvert installation. Contractor Brad Harris met with Bob Wright and Manager Edquist on site. Brad is willing to either correct the separation between the old and new asphalt, or replace the patch entirely. He is also willing to offer a one-year warranty on this work. Bob is in contact with Mr. Weiss and will propose some solutions. He believes the matter will resolve amicably.

New Business- Manager's report—Manager Edquist reported he had spoken with Dan Harris who reports that the water system is without leaks and working very well at present. Keith also said he had contacted Jim Terry of GMCO to have him inspect the chipsealed road surfaces, but in early February there was too much snow and ice on the roads. He will try to have Jim back before the end of March to provide a report on conditions, overall area of roadways, and potential costs for resurfacing roadways as discussed in the January meeting.

Reserve Study-Director Anderson made a motion, seconded by Director Tonare, and approved unanimously to retain the services of Association Reserves/Bryan Farley to conduct a reserve study for Little Elk Creek. It will be contracted and should be completed by the middle of May, with costs expected in the range of \$2000.00.

Unfinished business-Owner Edelson provided an update on his work with Comcast and Source Gas in attempting to bring both services into Little Elk Creek. He held out some promise from Source gas, and a bit less for Comcast. He will stay in contact with the Directors regarding this.

There being no further business to come before the Board, the meeting was adjourned at 9:02 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President