



Board Meeting – April 2015

Wednesday, April 8th, 2015

The April 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 Weiss, Jan Patterson, Tim Vogel, Val Wright, Harvey and Brooke Paparo, and Architects Scott Lindenau and Julia Marshall Meeting topics: ACA conceptual review Paparo, new home construction, drainage on Alexander Avenue and meeting with owner Jeff Weiss, reserve study update, road status update, budget preparation update.

Approval of Minutes—the Board approved the minutes of the March 11, 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 March. These reports were not reviewed due to the time taken in the discussions regarding the Paparo home and the Weiss driveway. Bruce said he had paid reserve study company Association Reserves the balance due them in hopes of a speedier turnaround of the report.

ACA conceptual review-Paparo, 253 Haystack Lane-Architects Lindenau and Marshall made a presentation of plans for a home to replace the existing structure at Paparo's. Signoffs from neighbors had been obtained and pdfs of this information, including plans emailed to management and subsequently to the Board/ACA. After review, the Paparo's were asked to return with a complete set of plans duplicating those that will be submitted to Pitkin County, and including the original 24 x 36 sheet with neighboring owners signoffs.

There was general approval of the plans as submitted, some concern regarding reflectivity of solar panels shown in two locations, and truck traffic over what may, at the time of construction, be newly surfaced Little Elk roads. Mr. Paparo expects to begin construction in the May to July time frame, with general contractor Dan Dixon, and completion in 12-13 months.

Director Anderson suggested that the Paparo's consider replacement of their 30 or more year old water line to its connection with the main line, so as not to occasion repairs to the old section under a new road. With this Anderson made a motion to grant conditional approval, seconded by President Wright and carried without dissent. Mr. Edquist to prepare such a letter from the LECVHOA and deliver to the Paparo's.

Owner Weiss regarding culvert on Alexander--- Discussion passed to the status of the work completed on Alexander Avenue in respect of the Weiss property and culvert installation. Mr. Weiss said he had two issues, the simpler of which was 'correction' of the work done to install a culvert under his



driveway. He said the second and larger issue was a lack of transparency and receipt of answers to a number of questions he asked in regard to the work. Regarding the first matter, Mr. Weiss maintains a single cut and replacement of the driveway tail onto Alexander to have been the proper way to repair the drive after the culvert installation. He says the present patch cuts the drive into 3 pieces, which he maintains are now moving independently of one another. He offered to pay half the presently due amount, less late fees and interest, should the Association undertake to contract work as he suggests above, with the balance paid on satisfactory completion.

The Board took this under consideration and will look again at the situation. No resolution of this was made at this meeting.

New Business-Manager Edquist reminded the Board that they will need to approve a budget for fiscal year 2015-2016 to present to the ownership in the annual meeting in June. Playing into that budget will be both the reserve study and the expense of chip sealing roadways.

Roadways-a bid has been received from GMCO's Jim Terry for chip sealing what bookkeeper Anderson calculated as 58 percent of the association's roads. He said it appeared from this that perhaps GMCO could do all the association roadways for less than \$200,000. He said this would leave about \$300,000 in reserves for any possible problems with the water system. With this in mind the Board asked to have GMCO come out and bid the rest of the work.

LECVHOA will benefit greatly from the fact that Pitkin County has retained GMCO to chipseal all of both Snowmass Creek and Capitol Creek roads this summer. It is unlikely costs will be less in the foreseeable future. GMCO originally chipsealed the Little Elk roads in the 1980's. There was discussion regarding leaving or removing the dips in the roads when the chipsealing is done. There was a motion to remove the dips made by Trustee Ott, seconded by Trustee Anderson, and defeated 3-2 by vote. Dips will remain, and will be discussed with GMCO when they return to measure up the rest of the work.

Reserve Study-Edquist reported he had spoken with Dan Harris in regard to water system information, as well as Environmental Process Control, water operators, to see if the information needed for Association Reserves can be collected. This process is on-going at this time. Keith was asked to request the report be available by the time of the next Board meeting on the 13th of May.

Unfinished business-None

There being no further business to come before the Board, the meeting was adjourned at 9:25 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President