



BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF APRIL 12, 2023
BY ZOOM 6:30 pm

Trustees Present: Clay Stranger, Sharon Caulfield, Tony Rizzo, Griff Foxley, John Ott
Manager Present: Keith Edquist and bookkeeper Kim Clinco
Homeowners present for some or all of the meeting: Joon Silverstein, Eddie Kessler, Ben Howard, Stephen Whitelande.

1. **Quorum and Minutes**

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

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

Significant Lowland Flooding. With the heavy snowfall this spring, many residents have experienced lowland flooding. The board will increase communication with west-side neighboring landowners to seek ditch maintenance, utilize the expertise of new Water Manager Roy Saba to develop plans to clear ditch impediments within LECVHOA, and remind residents of their obligation to keep ditches cleared through their property.

Snowmass-Capitol Creek Caucus information was submitted by Jill Sabella and will be distributed to residents to facilitate communication about this Pitkin County local planning and management body.

Entrance landscaping plans. Eddie Kessler has continued to develop ideas for landscape improvements at Capitol Avenue entrance to LECVHOA. This property is adjacent to Dave Mullaney's at 64 Katydid Lane, which is currently being remodeled. The Board unanimously approved a motion for an expenditure of up to \$2500 to work with the Mullaney's to develop a coordinated landscape plan that will meet the mutual needs of the Association and the Mullaney's for low-maintenance, native flora landscape improvements that will create a welcoming entrance to the neighborhood and provide screening for all parties.

3. **Consent Agenda Written Reports**

The Board accepted and approved the monthly financial reports dated as of March 30, 2023, along with an A/R aging report dated April 10, 2023 with regard to resident assessments. The Board noted that the operating budget remains with a healthy balance, and that \$92,000 has been added to reserves funding in this fiscal year.

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

None

5. **ACA**

Howard (Alexander Ave). Sharon Caulfield moved to approve the easement agreement between Ben Howard and Jeff Wiess that describes how these neighboring properties will share responsibility for a tank for irrigation. The tank will be filled with water from the LEC Ditch.



LECVHOA has had legal review of this document. Clay Stranger seconded the motion, and it passed unanimously.

Whitelande (Little Elk Creek Ave). The Whitelandes have obtained comments from George Johnson for the Boram and White Ditch, as well as from adjacent landowner Bob Clark (Buttercup Ranch). They have no objections to the Whitelandes' proposal to close off an unintended breakthrough lateral off the Boram and White Ditch, and to install 48" pipe to carry ditch water from the north to the south ends of the Whitelande property. Upon Motion by Caulfield and seconded by Ott, the board unanimously approved the Whitelande's plans.

Silverstein (Driscoll). The Silverstein plan to expand the ease side of their home to encompass a patio and expand their kitchen within the existing footprint of their home. Neighbors have no negative comments. Upon motion by Caulfield with second from Rizzo, the Board unanimously approved the plan, including an exception to the HOA's 30 foot setback from the western property line so long as the 20 foot setback required by Pitkin County is maintained.

Ives (Katydid). The Board approved Ray Ives' request to replace the cedar roof on his shed with the same roofing material that is on his remodeled home.

6. **Old Business**

Weed mitigation/ditches. The Board discussed the initial information from Water Manager Roy Saba concerning the condition of ditches (see above). There are areas for which willow removal is necessary, along with additional ditch maintenance. The board recognizes that landowners must be reminded to clear the ditches across their property. There is \$30,000 in the budget for landscaping, including noxious weed and willow control. Outdoor services charged \$2,375 for weed control services in 2022, and some willow control was done by DHM during its water systems reporting project. The Board approved the expenditure of up to \$20,000 to address willow removal from ditches and noxious weed treatments on common areas, to be managed by Keith Edquist, Roy Saba, and Clay Stranger.

Banking/Investments. The Board reviewed the activities of its members to address last month's resolutions to move Association funds into higher interest CD accounts. The board unanimously approved moving up to \$450,000 (out of \$622,000 current assets) into such CD accounts. Approved CD vehicles included a 13 month CD at Alpine Bank, with a 4.5% interest rate, and one year CDs at US Bank at 4%. Each new account should have three approved signers, of which two are required for any specific transaction. Approved signers are John Ott, Griff Foxley, and Tony Rizzo. The Board further requested that Kim Clinco add a notation to the monthly financial reports that will identify the applicable interest rates and the renewable dates for all CD investments.

Reserves report. The Board reviewed the updated and amended Reserves Association report. The new report states that the Association's current reserves are anticipated to cover 141% of the anticipated capital requirements over the next 30 years. Three significant areas of discussion were the water system, the roads, and the water tanks.

a) The Board recognized that there is no information that would suggest our PVC pipe water delivery structure is in need of replacement – the best information available suggests that



properly installed PVC pipe will last for 100 years or more and we have had no breaks in our system. The information received from Timberline Construction and others by Keith Edquist gives credence that the expected life of such pipe is also about 100 years, and that the small cavitation failure of the cast iron pipe under Alexander Avenue was a unique issue caused by the firefighting activities related to the Polsky property. Rather than to plan a full replacement of the pipe, the board believes that if occasional repairs are necessary, that will be a more cost-effective means to address the issue.

- b) The Reserves Association report needs more work in the area of roads. The amended report still suggests that there is a need for an asphalt seal, at the cost of approximately \$200,000. Keith has spoken with Jim Terry, of GMCO, which is the company that last updated our roads. He did not see any advantage for putting asphalt seal on chip seal roads. This savings will be significant. The Board hopes to get on the schedule for Pitkin County's next revisions to Capital Creek Road, and to do any chip seal update in conjunction with that work to create efficiency with the county's efforts.
- c) The water tank will be inspected this summer, at the cost of approximately \$2000. Eventually it will have to be repainted inside, at the cost of approximately \$50,000. We will check with Colorado Rural Water for additional resources to find contractors so that we can have more than one bid for this work.

With this information, the Board asked Keith Edquist to seek final revisions to the Reserves Report. The Report will be available for resident review at the Annual Meeting in June. The Board will then develop a capital improvements plan.

Discussion of Initial Report from Roy Saba. Roy Saba and Dan Harris, working with the water quality company EPC and Civil Engineers SGM, have reviewed the pump house equipment and operations together. It appears that certain processes in the pump house should be reorganized to increase the efficiency of the system. This should also provide more accurate information from the system's meters. (At this time, the meters suggest that some 50% of the treated water might be lost within the system.) The Board unanimously approved a motion to allow an expenditure of up to \$10,000 to undertake the efficiency improvements, after which a previously authorized expenditure may be implemented to update the CL17 system. There is a need to get a comprehensive proposal for a long range plan to ensure that the pump house is fitted out efficiently for future required upgrades. Roy Saba will be given access to the resident contact list in order for Roy to make the first calls to address leak notices.

Easement Update with Andy Wiessner. The Board reviewed the latest draft of the easement amendment with Andy Wiessner, on whose property the LECVHOA water tank sits pursuant to the original easement from the 1970s. The Board unanimously approved a motion for Sharon Caulfield to deliver the updated easement draft to Wiessner for his consideration and hoped-for approval.



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The Board noted that due to travel constrictions, no quorum could be expected for the next scheduled Board meeting, expected on May 10. The Board therefore moved and unanimously approved to move the May Board meeting to May 24, 2023.

7. **New Business**

No new business was raised.

The meeting was adjourned at 9:30 pm.