

MINUTES OF THE LITTLE ELK CREEK VILLAGE HOMEOWNERS ASSOCIATION
APRIL 13, 2022 6:30 pm Zoom

Trustees Present: Caulfield, Foxley, Ott (delayed), Rizzo, Stranger

Residents Present (for all or some): Jill Sabella, Beth Hoff Blackmer, Caroline Rovira, Rebecca Milvich, Eddie Kessler, Ray Ives, Grace Huffman, Chad Clark, Pete Voorhees, Rene Tonare, Dave Mullaney

Manager Present: Keith Edquist

1. Quorum and Minutes

- A quorum was established with four Board members present (John Ott joined later in the meeting)
- The minutes of the Board of Trustees minutes of the special meeting of April 11, 2022 and the regular meeting of April 13, 2022 were approved without change

2. Public Comment

A. **Goats for Weed Control:** Beth Hoff Blackmer offered to use a rotating pasture arrangement for her horses in the open space for weed control, and stated that the Meaghers also would allow their horses to be pastured in LECVHOA spaces for this purpose. They have a fence that can be moved to avoid overgrazing, and Beth feels that the horses do not have the same likely overgrazing impact of goats. The horses also would be offered free of charge. Rebecca Milvich and Tony Rizzo noted that in the summer of 2021 the goats were being utilized at a charge of \$1000 per day. Ray Ives strongly recommended that the LECVHOA should ask for Pitkin County Open Space's experience with horses, goats, and thistle spray before committing to a weed control plan, and the board agreed.

B. The **Snowcap cleanup** will be held April 13 or April 30 as the weather allows. All are invited to participate.

C. It turns out that the **Waste Management billing matters** described in prior meeting minutes was an issue limited to Tony Rizzo's account. Tony believes Waste Management has been properly billing for subdivision accounts.

3. Consent Agenda

Financials. Due to family health issues, no financials were prepared for March 31, 2022. The financial information will be included in the April month-end financials. The Board should consider a new fiscal year budget at its May meeting to be adopted at the June annual meeting.

4. Architectural Review Authority

Jill Sabella submitted a request for ACA review of a backyard landscaping plan that involves removal of a section of her existing pond to reduce it by about half, removing a section that had been added by a prior owner. She will then include a raised bed garden and regenerative native landscaping elements in the reclaimed pond space. All surface water drainage from the original/remaining pond will flow out through the original return flow ditch on her property toward LEC Ditch. There were comments solicited from adjacent landowners as required by the Architectural Guidelines, and no negative comments were received about the landscaping project (although other neighbor comments about the ACA process were noted). Upon motion made by Caulfield with a second by Foxley, **the ACA unanimously approved the new garden plan.** Jill's proposal included a tentative space for a pipe from her return flow ditch to bring water to the culvert under the Rizzo's property should that be a means to resolve the potential litigation with the Voorhees about wetlands flow. It was specifically noted that the ACA/Board was

taking no position on the issue of whether the pipe proposal would be sufficient to resolve the neighbors' wetland dispute, nor on the pipe placement generally as no current proposal for the pipe has been offered by any party.

5. Old Business

A. **DHM Water Management Proposal.** The Board discussed the DHM Water Management proposal, which has been updated in response to comments and questions from earlier meetings. The Board's discussion coalesced around the need to move to professional management companies for weekly review and well monitoring, and that DHM can help identify those companies. While we have been well served by resident oversight over the last decades, there has been no interest from residents to take on this task with the resignation of Dan Harris and George Johnson. It is within the proposal that DHM will meet respectfully with Dan, George, and other residents to ensure that their baseline information is reflected in the report. The board stated that a snapshot of our water system is a critical piece of information at this time for an all-volunteer board that is trying to ensure the sustainability of the system for the next many years. The amount of the proposal is well within the \$55,000 put into the LECVHOA budget for 2021-2022 to make the water transition. Dan Harris indicated that he is preparing a booklet about the water system to share with DHM. George Johnson has offered to prepare a report on his work also. The proposal is not a fixed price proposal, but rather a maximum price proposal, so if Dan and George's input reduces the hours required of DHM, that will be reflected in the reduced final cost of the system report. **Caulfield moved to accept the DHM proposal, and to include a budget of \$50.00 per hour for the work provided by Harris and Johnson.** Foxley seconded. The board passed the motion unanimously.

B. **Review of Survey results regarding the entrance parking situation.** The board reviewed the results of the resident survey regarding the parking options for the LECVHOA entrance. The survey results are attached. The overall response to the numerical survey questions were in the neutral range. The most common written response was along the lines of "I use that space if I forget something at the house." Dave Mullaney stated his position that it is a violation of county road ordinances to allow parking along the street, and it is a burden on his house. Harris, Ott and Caulfield all stated that long term residents have asked that the pullout be maintained for various reasons, that all properties have both benefits and burdens and that the Mullaney's purchased the property with this parking arrangement in place. All trustees stated a support for some action to remove the parking by heavy equipment in that spot. The board gathered consensus about developing a better plan for the subdivision entrance. Rizzo moved that the board block off parking for the summer and undertake longer term entrance planning with a resident committee, to "look nice and function well and all safe passing space." Ott seconded the motion and it passed unanimously.

C. **Ditch Updates.** Dan Oppenheimer gave a report on the LEC Ditch company's plans to remove willows on the LEC Ditch at the top of Alexander Avenue, and to create a new ditch diversion there. George Johnson will turn on the Borum & White Ditch at the end of April.

D. **Materials for Pump House.** The Board approved up to \$2,500 for Dan Harris to purchase additional cycle counters for the pump house, which will facilitate better remote management.

6. Adjourn at 8:35 pm