



## Board Meeting April 2021

Wednesday, April 21st, 2021

### ONLINE ZOOM MEETING

The April meeting was held via the Zoom application, and called to order at 6:10 pm. In attendance were Trustees Dave Mullaney, Steve Whitelande, Tony Rizzo, John Ott and Joe Carlson. Owners Dan Harris, Tim Lindholm, Joseph Oppenheimer, Julie Myers and Tim Vogel, proxy for Patty Jones, attended. Also present was Manager Keith Edquist and bookkeeper Kim Clinco.

**Meeting topics:** ACA-Updates on the Foxley, Whitelande and Rizzo submissions from March/April, and the Ward re-roof proceeding without ACA review. Updates on finances and trial budget, the trash and recycling billing to LEC and owners, review of bids for a trail to access the open space off of Driskell, review of tree pruning and fill operations on open space, notes from management on paving/roadcut conditions, owner's irrigation ditch responsibilities document was produced and distributed.

**Approval of Minutes**—the minutes of the March 10th, 2021 Zoom meeting were approved and will be posted to the website.

**Public Comment**-Public comment consumed the first 45 minutes of the meeting. Tim Vogel advocated a street location for the meter placement at Patty Jones property. There followed discussion of the site, water lines and access to same from easements. In the course of discussion it became known that several of the installed meters have been outside the easements surrounding each lot boundary, for one or another of valid reasons. Dan Harris is aware of all of these and had spoken with owners concerning them before having the meters installed. Trustee Rizzo made a motion, second by Carlson, that the meters are to be installed within the easements. If this is not possible, then Mr. Harris is to come to the Board with the options for placement, which the Trustees will then decide upon. Motion passed without dissent.

The balance of public comment largely in regard to pruning and proposed pruning in the open space on the path to Alexander Avenue, and access to the open space from Driskell. There was a consensus reached by the Board that more information and input should be provided to and sought from owners prior to undertaking work on the open spaces, and elsewhere in the subdivision.

**ACA updates**-Management recapped the receipt of acknowledgements of the work proposed on the Rizzo and Foxley homes from all the requested adjacent owners, and the approval of tree plantings on the Whitelande property. Edquist asked if any action should be taken in regard to the re-roof work completed on the Ward home without ACA review. There followed discussion as to which type projects need to come through ACA vs. those that might suffice with an 'administrative review' only. Manager Edquist is to suggest such a list (re-roofs, painting and staining, landscape plantings) and seek approvals to eliminate same from extended consideration and delay at a monthly meeting. This might require amending/changing the language of the Guidelines.



**Financials**-Bookkeeper Kim Clinco presented and went through the line items in the trial budget for 2021-2022 fiscal year, noting that as presented tonight it does not propose any increase in assessments. This can change depending largely on how the water system will be monitored and maintained in the coming year, as Dan Harris is not going to continue with all of the aspects of this he presently attends to.

The balance sheet showed the LEC Reserves at \$569,796, with \$59,963 in the operating account. Reserves a year ago were \$797,798; \$79,143 has been added to reserves through the 3 quarters of this fiscal year through owners' assessments, and \$374, 510 expended on meter installations. This leaves the metering project on track and under budget at this date. The work is moving and re-staging on Alexander Avenue, with some attendant clean up on Little Elk Creek Avenue. Discussion followed on the master billing to LEC from Waste Management and how to back bill owners in July for the services they are now receiving, if they requested and have either the 64 or 96 gallon trash containers. Kim is to copy Tony the latest WM invoice so that he can review and nail these costs down.

**Metering update/road cuts and street meters** – Dan Harris participated in the discussion here as it addressed homes which might better be served via an in house meter. This is still under discussion by the Board and Dan indicated he will go with its decisions. There is a strong wish to keep these matters as simple as possible by locating all the meters in the easements/outside the homes, as opposed to in house meters. In house meters raise liability and access issues and would require recorded documents to ensure the HOA has meter access owner to owner of a property. At the same time it is clear there are some situations in which an in house meter makes more sense, causes less expense and is easier to install. No decisions were reached in this regard tonight, with the exception of the motion noted above regarding meter placements.

This brought discussion on the costs of operating the Little Elk water system into both next year's budget and 2021-2022 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. A couple of names were suggested, but the Board will need some objective costs to consider. To this end Trustee Joey Carlson agreed to work with Dan to come up with a 'request for proposal' document to present to these companies/individuals.

Edquist met this morning on site to solicit bids from asphalt contractors for the road repairs needed. There is \$15,000 in the operations budget for road maintenance this year and the same is proposed for next year. At present it is not known if the work can be completed prior to the end of June and the current fiscal year.



**Old Business** -Edquist noted that he asked the Waste Management driver to empty the dog waste at the playground location, and Trustee Rizzo confirmed LEC was paying for that service, and would not be charged additionally for a second dispenser/waste location. In respect of the steps/path to the open space from Driskell, the Board had been provided the 3 vendor bids for the work. However, any decision was tabled here in respect of the discussions tonight in Public Comments. Edquist offered an opinion that the location proposed for the steps may have been driven by the few owners who approach the open space from the upper end of Driskell, and that a less expensive alternative is still Mr. Harris's proposal to run a ground level path from the corner of Driskell and Davidson to the open space gate. He also reported that the pruning at the ditch crossing Haystack was completed, as was the removal of dead trees and some aspens at the playground.

**New Business**- a document regarding owners responsibilities towards the ditches and irrigation water was produced with the help of owners George Johnson and Dan Oppenheimer-respectively managers of the Borum-White and Little Elk Creek Ditch Companies-and distributed by email to all LEC owners in anticipation of the irrigation ditch water soon to become available.

The Little Elk webmaster is closing that aspect of this business and has notified LEC of this and his hopes to be free of it by the middle of May. Trustee Rizzo has expertise in this area and offered to redo the website keeping most of the information there, while maintaining the small annual cost of hosting. The Board found this offer timely and there followed a motion and second, all in favor, to accepted the offer. Edquist is to put the two gentlemen together via email to effect the changes.

**Unfinished business**- Under this topic covenant changes and enforcement remain, as does addition of a lighting policy to the Architectural Control Authority Guidelines. These two topics were tabled.

Trustee Whitelande revisited the overall plans for the path from Driskell, filling in the depression in the path to Alexander Avenue, the low spots in the greenspace path that become wet in the summer, and as owner Lindholm suggested 'shoring up' the bank of Little Elk Creek at the bridge location. All these, and perhaps work on the area next to the playground and Little Elk Creek Avenue, involve or could involve the fill on site now and the heavy equipment also here for the metering project.

While there should be an overall plan for approaching these pieces of work, there is also weight to the thought that the material and machinery is here and as such should be utilized rather than paid for again at a later date. There was consensus to get some feedback from owners on these matters. How that was to be done was not specified at this time.

There being no further business to come before the Board, the meeting was adjourned at 9:10 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President