



Board Meeting – May 2019

Wednesday, May 1st, 2019

The May meeting was held at the Firehouse. In attendance were Trustees John Ott, Harvey Paparo, Steve Whitelane and Tim Vogel. Trustee Peter Voorhees was unable to attend. Owners attending were Beth Blackmer, Sherry and Eddie Kessler. Architect Curt Karruth presented plans for owner Radford, and President Ott for owner Johnson. Also present was Manager Keith Edquist, and bookkeeper Kim Clinco.

Meeting topics: ACA reviews of Johnson solar, Radford addition revision and landscape plans, Kessler landscape plans. Review of current financials and formulation and approval of the proposed budget for 2019-2020. Finalization of: Water Tap Procedures and Regulations, Investment of Reserve Funds, Requirements for the creation and Installation of Irrigation Ponds documents; discussion regarding Vacation Rental By Owner/VRBO or similar activities in LEC.

Approval of Minutes—the Board approved the minutes of the April 3, 2019 meeting without changes. These will be posted to the website.

Public Comment-None

ACA-the Trustees reviewed, and approved, submissions from owners Johnson (solar panels), Radford (revised addition and landscape plan), and Kessler (landscape plan). Management retained copies of the approved plans. Discussions will be documented in letters to each of the owners submitting plans.

In regard to the landscape submission approved for the Kessler residence, the final height of matured trees to be planted on the berm between this lot and Block 1, Lot 9 which would impede that owner's view of the mountains beyond, there was a motion, seconded and passed without dissent, to approve the submitted landscape plan with the provision that nothing planted on this berm (4 feet in height) will exceed 6 feet in height at maturity, nor will any planting placed on the flat between the berm and the home on Block 1, Lot 8 exceed 10 feet in height at maturity.

Water System-Dan Harris had reviewed the proposed costs for water operations and these were included in the proposed budget. The Water Policy document was again tabled for a subsequent meeting. The Trustees determined to subscribe to the Colorado Rural Water Association and to have its magazine come to Mr. Harris, at a cost of \$175. This organization represents owners of private water systems throughout the state and offers resources for the owners of such systems.

The Trustees approved the final language of these documents: Water Tap Procedures and Regulations, Investment of Reserve Funds, Requirements for the creation and Installation of Irrigation Ponds. These will be communicated to owners and also placed on the website.



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New Business- after presentation and review of the current financial and aging reports, Bookkeeper Clinco and Edquist presented the proposed budget for the 2019-2020 fiscal year. There were minor changes made to some line items. There was discussion of the status of reserves in comparison with the recommendations of the revised 2019 reserve study, and consideration of assessments to be levied. At length, the Trustees approved 2019-2020 proposed budget, with no change to the 2018-2019 level of assessments, which will remain at \$785 per quarter.

There followed discussion of the proxy form and election of Trustees. Trustees Voorhees and Vogel's terms are up this year. The two main items of business at the annual meeting are the election of Trustees and the ratification of the budget proposed by the Board. Any other item to be voted upon must also be on the proxy form. This led to an extended discussion regarding short term rentals in Little Elk Creek, ultimately resulting in a decision to make this a topic of discussion at the annual meeting to assess the tenor of the community regarding this nationally controversial subject.

Unfinished Business and Next meeting –there was brief discussion of the annual meeting presentation, which will be held at the Firehouse on June 12th, at 7 pm. Owners will be mailed the proxy form and Notice of the meeting in mid-May, to allow for receipt of proxies in advance of the meeting date.

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