



## Board Meeting – May 2017

Wednesday, May 10th, 2017

The May meeting was held at the Firehouse. In attendance were Trustees Rene Tornare; John Ott, Bruce Anderson, Tim Vogel and Jon Visnic. Also present was Manager Keith Edquist.

**Meeting topics:** ACA Bedford Garage addition review. Updates on covenant committee, pumphouse project and current water system leak, April financials, budget preparation for 2017-2018 fiscal year, executive session.

**Approval of Minutes**—the Board approved the minutes of the April 12th meeting without changes. These will be posted to the website.

**Public Comment**-None

**ACA-** Allen Bedford attended to present plans for a garage/office addition to 0131 Driskell Lane (Jacobson property). Submitted full size plan set with improvement locations sheet, elevation views, grading indications. He will be using matching stain and construction materials as on existing home. He had signoffs on the plans from Oppenheimer, Nunn, Braisted adjacent owners. Upstairs space is heated, with bathroom and sink, intent is for use as office space and storage for Allen. \$3000 Construction Deposit check, #3763 drawn on Aspen Carpet Services was given to Trustee Anderson. Trustee Vogel asked for a grading and drainage plan which Allen is to get to Edquist, in regard to water use on the property. Allen expects to begin 2 to 3 months from now if all goes well with Pitco processes. There was a motion to approve the plans as submitted, seconded and carried without dissent. Management is to supply approval letter for Pitco.

**Updates-** Trustee Vogel updated the Board the status of the meetings of the covenant committee. While covenant changes will not be a part of this year's annual meeting, an update to the owners and request for participation will be on the agenda. There is an ongoing question regarding the mineral rights vs. the surface rights and who owns the former. The committee will continue to investigate this question.

In regard to the current leak on the water system, John Ott said the system is still using more water than it should, and that more testing will likely have to be done when Harris returns at the end of May. Note is made that the Smith property has replaced the water line from the curbside to the house.

Also discussed was the location of the dish for connection of the pumphouse equipment to the internet. Trustees Anderson and Vogel met with owner Allison Burke in this regard again since the April Board meeting. Bruce said the dish could be moved to the location requested by the Burkes and that they have agreed to the costs in a signed letter. It is believed the cabling can be extended to the new location by re-routing.



Trustee Anderson reported that the storage unit was emptied today, and the association files brought to the pumphouse, where shelving has been created for long term storage.

Manager Edquist said he'd asked for bids to mark the bumps and dips on the roadways with paint and that the initial bid comes to less than \$500. Edquist to confirm costs and report to Board.

**Executive Session**-there was a motion to move to executive session to discuss pending litigation and receive confidential advice from the association's attorney. Motion passed without dissent.

Return from Executive Session-there was a motion and second to come out of the executive session, which was passed unanimously.

**Financials**-Trustee Anderson provided aging report, June to April profit and loss/income statement, and an accounting of all April 2017 expenses.

**New Business**-Bruce produced a proposed budget, including the 3 percent increase the Trustees agreed to in the March meeting. Both water and non-water operations expense are proposed to remain the same as last year, with the increased assessment income going directly into the capital reserve portion of the budget, and increasing that amount from last year's \$112,000 to the proposed \$118, 400. This will increase assessments from \$765 per quarter to \$785 per quarter. This proposed budget was adopted by the Board after a motion and second to accept it, and will be presented to the members at the annual meeting. All were in favor, with Trustee Vogel abstaining.

There was a brief discussion in regard to Pitkin County and the county's adoption of the LECVHOA roadways, which Trustee Vogel will continue to pursue, Anderson suggesting an overall consideration of property taxes paid by Little Elk owners as possible ammunition, but held out little hope for this, given county finances.

**Other Business**-Owner Dan Harris provided information to the Trustees regarding an immediate need and attendant expense to acidize one of the water wells, at an expected cost of \$1400-1800. There was a motion and second to do so, passed without dissent. Filtration costs per month are high due to sediment from the wells, and this is an attempt to clear the waters coming to the pumphouse and water system. It is expected that all three wells will need to be acidified.

**Next meeting**- the next meeting date is June 14th, 2017-date of the Annual Meeting.

There being no further business to come before the Board, the meeting was adjourned

Respectfully submitted,

Keith M. Edquist, Association Manager

Bruce Anderson, LECVHOA President