



BOARD OF TRUSTEES REGULAR MEETING MINUTES

MARCH 9, 2022, 6:30 PM ZOOM

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

Manager/Bookkeepers Present: Keith Edquist, Kim Clinco

Residents Present (for all or some): Emma Whiteland, Amy Romero, Ray Ives, Rebecca Milvich

1. Quorum and Minutes

- a. A quorum was established with all Board members present
- b. The minutes of the Board of Trustees special meeting of April 11, 2022 and the regular meeting of April 13 were disseminated at the time of the meeting (and later approved after the meeting by unanimous written consent).

2. Public Comment - Emma Whiteland asked that in any revision of the park and playground space, mulch be used in the children's section rather than gravel.

3. Consent Agenda - The Monthly Financials for April 30, 2022 and A/R dated May 10, 2022 were approved. Also approved was the payment to Little Elk Creek Ditch Company in the amount of \$3,763.19 to pay for LECVHOA's portion of the cost of the rebuilt headgate at the top of Alexander Avenue.

4. Architectural Review Authority The Board, acting as the ACA, approved the request of the Romero family of Alexander Avenue to place a small pony barn to be located on the south side of their property. The neighbors' comments were considered. The Board/ACA approved the project with the following stipulations: 1) the barn will have a mahogany stain and green steel roof to match the existing residence; 2) the location will be mid-way between the street and the back of the property, which will be the least visible to neighbors of the proposed options; 3) the Romeros recognize that this is the second and last outbuilding allowed on this lot under the ACA Guidelines; 4) any interior fencing to corral the ponies should be of the same height and style as the Romeros' perimeter fencing; and 5) all lights must meet the Pitkin County lighting regulations.

5. Old Business

- a. **DHM Water Management Progress.** Tony Rizzo, Clay Stranger and Jeremy from DHM have walked the ditches within LECVHOA. DHM will use a Google map platform to locate objects of interest to the ditch system, such as diversions, bridges, and wells. The location of the objects will be identified on the map and photos will be linked. This will allow the development of a snapshot of the ditch system as of a point of time, which can be updated as conditions change. The Board again refused to form a motion to authorize drone oversight of the system, citing the following concerns: 1) resident privacy; 2) that the photographed objects are the key for the map, not the general condition of ditches; 3) the objects will be

¹ Note: The meeting newsletter that was sent about this meeting erroneously stated that the meeting was held on May 13, 2022.



available in high resolution, more than we would want for public view of the entire subdivision; and 4) cost of this project has been a challenge for the residents, and so this additional cost is not warranted. The board discussed having a policy to identify those who will have access, and those who will have administrative rights, to the map. Clay Stranger noted that part of the purpose of the map is to encourage the community to continue to take cooperative ownership of problems by offering accurate information on the website that can be used for good communication. Tony Rizzo will try to schedule the community stakeholder meeting with DHM for about the same time as the annual meeting.

- b. Reserve Study** Griff Foxley moved that the Board approve the “on-site” reserve study proposal received to meet the requirements of the Colorado Common Interest Ownership Act that such a study should be updated every five years. Caulfield second the motion and it was approved unanimously. The cost will be \$2,950.
- c. Entrance Pull Out Ideas.** The Board recognized that the placement of rocks along the road at the pullout at the LECV is unsatisfactory and ugly. After discussion, Clay Stranger moved that the Board should engage a landscape design group to develop a comprehensive plan with an informal ranch character. A ‘no parking’ sign should be included but some pullout will be accommodated. Some coordination with any necessary playground updates should be included. Sharon Caulfield seconded. The motion was approved unanimously. The process will include a committee of residents; planning will occur this summer and fall; the buildout goal is for spring 2023. The range of cost to be put into the 2022-2023 budget was up to \$30,000 for the project.
- d. Annual Meeting Arrangements.** The coronavirus has continued to make it challenging to set the logistics for an annual meeting. The Firehouse is not available and does not have reliable web signal. Several board members also cannot be present for June 8, the date identified in the Articles of Incorporation. The Board agreed to reschedule the meeting

6. New Business

- a. Budget Review** The Board reviewed the budget draft as prepared by Keith Edquist and Kim Clinco. In general, the budget was updated to reflect a potential for higher costs due to higher inflation rates being experienced in general. The board suggested that the income section should demonstrate the amounts Members pay for the repair of their household water taps. For capital expenditures and operational projects to be reflected in the coming budget, the Board focused on the following: 1) developing solar power for the pump house to increase sustainability in light of fire and other potential electrical interruptions; 2) refurbishing the

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entrance pullout and playground areas; 3) other water system technology upgrades; 4) continued water line and pump repair and meter monitoring activities; 5) considering replacement of the well sub transducer. The budget will be revised at the next Board meeting and offered at the Annual Meeting for Member presentation. The goal is to keep Member annual assessments level at this time, with a stronger review of assessment levels after the reserve study is completed as required by CCIOA.

The meeting was adjourned at 8:30 pm

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