



Board Meeting – May 2015

Wednesday, May 13th, 2015

The May meeting was held at the Firehouse. This was also a special meeting called to inform the ownership of the costs and benefits of the road work soon to be undertaken in LECV.

In attendance were Trustees Bob Wright; Bruce Anderson, John Ott, Rene Tornare and John Visnic. Also present was Manager Keith Edquist. Owners attending were: Tim Vogel, Jan Patterson, Randy and Althea Brimm, Val Wright. Owners attending the informational meeting were: Tom and Laura Smith, Dan Oppenheimer, John Corcoran, Jill Sabella, Tim Lindholm, Helene Slansky, George Johnson, Dan Harris, and Bud Norris. Val Wright, Tim Vogel, and Jan Patterson stayed for this portion of the meeting.

Meeting topics: ACA review Vogel/Patterson addition, with Brimm's Vogel/Patterson greenhouse and screening of same. Updates on fuel spill, roadwork, and landscaping.

Approval of Minutes—the Board approved the minutes of the April 8, 2015 meeting without changes. These will be posted to the website.

Public Comment-None

ACA review-Vogel/Patterson, 0012 Alexander-Tim and Jan presented plans for a remodel of their home and addition of a greenhouse and irrigation pond on the property. Signoffs from neighbors had been obtained and pdfs of this information, including plans, were emailed to management and subsequently to the Board/ACA. After review, applicants were asked to work with the Brimms in regard to landscape screening of the greenhouse, and to submit a site plan showing those plantings, and their placement on the lot. Randy and Althea were concerned with the greenhouse location and possible view and screening issues. Tim submitted a \$3000 check for the construction deposit, since his remodel plans will require a Pitkin County building permit.

Updates- Wright reported on the dead pond willows at the lower pond's margin which will be removed; no replacements will be made. Edquist had provided the Trustees with landscape bids for maintenance of the playground area and the greenspace paths, but a vendor is not yet selected. Anderson reported little progress on the fuel spill cleanup which has caused closure of the Capital Creek ditch supplying some LEC residents. He will stay involved and update those concerned as progress is made. Edquist reported the cost of fencing similar to that just installed on East Sopris Creek Road to be about \$12.50 per lineal foot. Anderson says the fence fronting Capital Creek was installed by the developer of LECV, and was repaired at association expense in 1988-1989.

Financials-Trustee Anderson provided the Trustees a summary of the proposed budget for 2015-2016, which keeps the expense of water operations and non-water operations the same as recent years. It changes, however, the component of assessments going to the capital reserve fund, increasing that contribution by \$200 per quarter per owner. This will increase the reserve funding from its recent



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\$48,000 per year level to \$112,000 per year, assuming all other expenses stay within budget. There followed a motion and second to approve the proposed budget, which passed unanimously.

There followed a corollary motion from President Wright for a minimum automatic increase in the annual assessment of three percent, calculated to the nearest \$5.00, with the provision that any and all increases are at the discretion of the then seated Board of Trustees. This motion was seconded and passed without dissent as well.

7:00 PM Informational meeting regarding the roadwork project. President Bob Wright led a discussion based on a document summarizing four phases of the roadway maintenance about to begin in Little Elk: drainage improvement, culvert repairs, paving repairs and chip sealing. He provided attending owners a six page summary document from which he spoke. He and manager Edquist also provided some history in regard to vendors and chip sealing as it has been done over the last several years. The Board feels confident the vendors chosen are the proper ones for the work, given their involvement in the past with these roadways.

There was vocal support both in favor of the roadway maintenance work, and opposition in regard to its expense and benefits. Anderson characterized the Pitkin County support for annual road maintenance as about \$4500 per year, versus the \$10,000-\$30,000 costs to Little Elk owners of patching the chip seal. Anderson noted that the reserve contribution of \$48,000 per year in recent years has been exceeded by expense in roadway and pond/water system maintenance over those same years. In response to owner Norris question, Anderson said the 2015-2016 budget increases assessments by \$200 per quarter, all of which will go to the reserve fund. It is expected the roadwork this year will deplete that fund by approximately \$200,000.

Next meeting- the next meeting is the Annual Meeting, to be held at the Firehouse, 7 pm on Wednesday, June 10th.

Unfinished business-None

There being no further business to come before the Board, the meeting was adjourned at 9:25 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President