



**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF WEDNESDAY, MAY 13, 2026
BY ZOOM 6:30 pm**

Trustees Present: Sharon Caulfield, Beth Hoff Blackmer, John Ott

Excused: Eric Pelander, Carolyne Heldman Rovira

Manager(s) Present: Will Rutledge (Rutledge Mgmt); Kim Clinco RMAS; James Gordon HCUS

Homeowners present for some or all of the meeting: Kara Smart

Guests re 7 Alexander Construction issues: Geoff Strang, Contractor

1. **Quorum and Minutes**

The minutes of the Trustees meeting of Wednesday April 8, 2026 were approved as submitted.

2. **Public Comment** and General Trustee Comments if any. None

3. **Consent Agenda Written Reports**

- The April 30, 2026 financial reports submitted by bookkeeper Kim Clinco were received and accepted without change. Kim had prepared an AI summary of the records that Treasurer Beth Hoff Blackmer will review and that, if acceptable, may go out with the Annual Meeting materials.

- Rutledge's monthly report is available through Google Docs.

4. **Consideration of Items removed from Consent Agenda, if any** None

5. **Water Systems -- High Country Utility Services**

HCUS reports that many homeowners have called in with service issues and HCUS has welcomed that engagement.

CDPHE Report on copper-lead results. The semi-annual water testing results from the planned tested homes showed that the copper readings are just at the top of the acceptable range for distribution. HCUS has reviewed the findings with the HOA's civil engineering firm, JVA Engineering, who determined that no change in process is needed at this time.

Water leak at fire hydrant on Alexander. HCUS has been notified of a significant water leak at the fire hydrant on Alexander and Adrian has begun work with Lucas Lazotte of Timberline to arrange to fix or replace the hydrant once the extent of the issues is identified.

Ditch Maintenance.

The Little Elk Creek Ditch, which serves Alexander Avenue and others, was turned on and has sufficient flow at this time.

The concrete diversion structure has been ordered for the Fusaro location on Davidson. This should send more flow to the cul de sac properties that are fed by the Davidson ditch. The fabricating company in Grand Junction estimates several weeks before the structure will be ready for installation, which will be done by Timberline with HCUS participation.



HCUS and George Johnson have noted that an unknown person has been adjusting the water flow at the Hedges ditch structure where the Boram and White Ditch flows under Haystack. The Board asked Will to send out an email to remind everyone that only HCUS and those they designate are authorized to adjust ditch flow through the neighborhood.

With the anticipation of continued drought conditions, the board has prepared the map of even-odd watering days for the neighborhood. All homeowners are asked to try to apply this watering schedule to facilitate pond refilling so that everyone will have sufficient storage of water for their irrigation systems.

Ditch Water Quality. As requested at the April board meeting, HCUS reviewed the chemistry for the groundwater that comes as inflow into the pump house. This gives a good view of the quality of the ground water generated through our ditch system. HCUS found that pesticides and herbicides are undetectable in this groundwater, and also there is an absence of synthetic organic and volatile organic chemicals in the water. This is good news.

6. **ACA**

- 7 Alexander Avenue ditch issues. The Board (as ACA) took information from James Gordon of HCUS and Geoff Strang the 7 Alexander contractor, concerning the unexpected ditch configuration on the north side of the new home construction. The drawings submitted to the ACA for the house approval did not, for some reason, include the expected changes to the ditch, which flows off of the third LEC lateral off of the Little Elk Creek Ditch. That means there was no ACA approval to change the width, depth and lined character of the ditch, but now those characteristics are very much changed. James Gordon of HCUS states that the ditch at this time is unstable, and that the instability will increase because the lining of the ditch is tearing and that will lead to leakage. James recommends that the ditch should be fixed by installing a pipe and culvert.

Geoff Strang states that the architect and civil engineer submitted ditch drawings to Pitkin County and they were approved. Strang does not know why the drawings were not included in the set delivered to the ACA for home construction approval. Strang states that the ditch was excavated and lined in accordance with construction standards, including a 40 mil liner, backfilled to 3 feet over the top and with "toes into the earth." They also added a culvert flair at Alexander Avenue and backfilled that culvert into the ditch. Strang states that it would be very difficult to clean 400 feet of pipe.

Gordon states that the ditch is now oversized for the steepness of the lot and will create more risk of flooding to the home and interruption of ditch flow. He has spoken with Ricky Emlyn of Little Elk Creek Ditch Company who states that ditch will cause too much evaporation and block ground water recharge. Beth Hoff Blackmer stated that it is important for the homeowner and his agents to understand that the water and watercourse is not the property of the homeowner but only of the Ditch Company and HOA.

Sharon Caulfield and John Ott moved and seconded a motion that Strang and Gordon should meet as soon as possible to review the situation with the civil engineer who prepared the county's approved drawings, Derek Walter of Boundaries Unlimited. Then they should return to this board with information from the civil engineer, to include a request for approval of a landscape plan that would stabilize the ditch. The motion passed unanimously.



0135 Haystack Lane Roof Request. The Knezevich family has asked for approval to replace their cedar shingle roof with a fire resistant material. Neighbor comments have been received and are positive. The ACA approved this request.

15 Haystack dog pen request. The Mora family requested approval for a split rail fence for a dog pen on their property. Neighbor comments have been received and are positive. The ACA approved this request.

170 Haystack fence request. The Pelander family asked for approval of a split rail fence for portions of their backyard, with wire attached, to accommodate a dog pen. Neighbor comments have been received and are positive. The ACA approved this request.

258 Haystack fence request. The Keating/Lovendahl family asked for approval of a split rail fence continuation of the current fencing on the east side of their property. Neighbor comments have been received and are positive. The ACA approved this request.

7. **Old Business**

Policy and Procedure on Enforcement of the Declaration, Bylaws, Rules and Regulations, and Schedule of Fines. Sharon Caulfield moved for the re-enactment of the Policy and Procedure on Enforcement of the Declaration, Bylaws, Rules and Regulations, and Schedule of Fines, which had not been updated since 2010. Sharon and Will Rutledge are working with the HOA lawyers Moeller Graf who have noted that board policies should be certified by the President or Secretary, and while this document has been recognized on the website of the HOA for many years, it was not certified when it was adopted. Counsel have stated that the policy is still consistent with Colorado law, although we may wish to review it over the next several months if we would like to tailor it more closely to the current environment and/or address any changes in the files or enforcement actions. Beth Hoff Blackmer seconded the motion. The motion carried unanimously.

Discussions of HOA gatherings. The Board discussed preparations for the Annual meeting to be held on June 20, 2026. No nominations have yet been received for open board positions. The date for the summer picnic was set for Sunday, August 30.

Weed Control on Common Areas. Will Rutledge will determine which contractor will be asked to take on weed and ditch conditions management in the HOA common space. On this note, the Board reviewed the plat map of the neighborhood and noted that an area along the ditch that flows to the pumphouse ponds, which had long been considered common space, actually shows abutting properties of homeowners. Will will take this into account and notify homeowners if necessary for the management of thistle, other weeds, and ditch maintenance.

8. **New Business** None was raised

The meeting was adjourned at 8:30 pm.



Little Elk Creek Village
Home Owners' Association
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The undersigned, being the duly elected Secretary of the Association, certifies that the foregoing minutes were approved by the Board of Trustees at a duly called and held meeting of the Board conducted on the 9th day of July 2026, at which a quorum was present.

The undersigned further certifies that the foregoing document accurately reflects the final version approved by the Board, including any revisions approved during the meeting. After adoption, the final adopted version was converted from Word format to PDF format for retention as an Association record. The PDF was created to preserve the contents of the adopted policy/resolution in a fixed, accessible, and reproducible form.

Secretary