



**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF MAY 24, 2023
BY ZOOM 6:30 pm**

Trustees Present: Clay Stranger, Sharon Caulfield, Tony Rizzo, Griff Foxley, John Ott
Manager Present: Keith Edquist and bookkeeper Kim Clinco
Homeowners present for some or all of the meeting: Eddie Kessler

1. **Quorum and Minutes**

The minutes of the Trustees meeting of April 12, 2023 were approved without change.

2. **Public Comment** and General Trustee Comments if any.

Tony Rizzo noted that he has had several complaints about dogs at large, and has had his own experiences with dogs running on his property. Other trustees reported the same. Keith Edquist will communicate with owners that dogs must be on leash or enclosed, and that complaints may go to the sheriff's office. Tony recommended that regulations be adopted by the LECVHOA to enable some HOA enforcement.

3. **Consent Agenda Written Reports**

The Board accepted and approved the monthly financial reports dated as of April 30, 2023 as well as an AR aging report dated 05-15-2023.

The HOA Water report was received from Roy Saba.

The Manager's report for April activity was received from Keith Edquist.

4. **Consideration of Items removed from Consent Agenda**

Further discussion was held with Roy Saba, Water Manager. Roy continues to wonder that 50%+ of water that is treated does not seem to be utilized for households – yet leaks do not account for the discrepancy. Better attention to leaks will be helpful to track down this issue.

Roy asked for authority to contact owners directly to address leaks identified in the Badger system. Sharon moved to grant Roy that authority; Clay seconded; and the measure passed unanimously. Roy will be given access by Edquist to the owner/resident email list so that he can reach out regarding leaks.

Copper corrosion in the system remains a problem to be addressed with the CO Dept of Public Health and Environment. The issue is that some houses still have copper pipes and eventually the current condition of the water will cause pinprick holes; although this is not a health issue the CDPHE requires that copper corrosion as measured at homes not exceed set amounts. (CDPHE requires that the water delivered to homes meets standards after going through the 'weakest link' in the system, i.e. the remaining copper pipes.) Twice in 2022 the exceedance occurred. This may require putting in a greensand treatment system. The engineers SGM cannot say how much this will cost without doing a design study. After substantial discussion,



LITTLE ELK CREEK VILLAGE
HOME OWNERS' ASSOCIATION

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John Ott made a 4 part motion: 1) to address the copper issue at the pump house level rather than to require homeowners' copper pipe replacement; 2) to seek an extension of time from the CDPHE to address the issue; 3) to work with SGM to obtain a design study; and 4) to reach out to other civil engineering companies to improve service and obtain at least one more bid for pump house renewal. Clay seconded and the board adopted unanimously.

There are additional elements of the pump house redesign that have been previously discussed. Roy recommended that approximately \$27,000 be included in the 2023-2024 capital budget to address these issues. John moved to adopt this recommendation; Tony seconded; and the motion was adopted unanimously.

5. **ACA - None**

6. **Old Business**

Ditch Maintenance. Roy seeks regulations to clarify owner responsibility to maintain ditches; this regulation will be drafted by Tony, Roy & Sharon and be brought back for board action.

Pump House Revisions. See above.

Banking/Investments. The Board has previously approved moving up to \$450,000 (out of approximately \$625,000 current assets) into CD accounts for 13 months at Alpine Bank, with a 4.5% interest rate. Due to uncertainties about the potential costs of the pump house revisions, the CDs had not yet been purchased. In light of the above clarifications on the pump house, the board reiterated the importance of getting higher-yield investments in place at this time.

Reserves report.

The Board reiterated its request that Keith Edquist obtain the final revisions to the Reserves Report.

Easement Update with Andy Wiessner. The Board reviewed the latest draft of the easement amendment with Andy Wiessner, on whose property the LECVHOA water tank sits pursuant to the original easement from the 1970s. Andy had requested a few changes from the prior meeting's draft. Tony moved to approve the new version; Sharon seconded. Four Trustees voted in favor of the new draft; John Ott voted against it.

7. **New Business**

Budget. The Board discussed the budget that had been worked up by Kim Clinco and Keith Edquist and made proposed changes. Having reviewed the expected surplus from the 2022-2023 budget, the expected outcome of the Reserves Study, and the anticipated operational and capital needs of the Association, the board determined that there is not a need to change the quarterly assessments at this time. The Budget passed unanimously.

Annual Meeting. Keith Edquist explained the elements of the notice of Annual Meeting that will be needed in order to mail the meeting packet by June 3.

The meeting was adjourned at 9:30 pm.