



Board Meeting – May 2016

Wednesday, May 11th, 2016

The May meeting was held at the Firehouse. There was no April meeting. In attendance were Trustees, Rene Tornare; John Ott, Bruce Anderson and Jon Visnic. Also present were owners Travis Fulton, Kara Smart and Manager Keith Edquist. Trustee Bob Wright was unable to attend.

Meeting topics: FEMA flood plain matter, ACA Smart property re roof and dormer changes., summer grounds maintenance contractor, proposed 2016-2017 budget, pumphouse update, Driskell hydrant update, covenant violations, trustees for coming year.

Public Comment-Travis Fulton attended to discuss the Little Elk Creek flood plain and FEMA's map of same; this matter has come to LECVHOA's and owner's attention from Pitkin County. The map was not surveyed and dates from the 1970's. At present the mapped flood zone affects 3-6 owners, who may have to acquire flood insurance. Travis asked if Little Elk Creek could be diverted above the subdivision in a flood event, which might spare the culvert under the road on Davidson, as it could not handle the volumes. He wanted to know if doing so on a permanent basis might obviate the need for the flood plain study. He was given the suggestion to contact owner George Johnson in regard to this question.

Trustees Ott and Anderson had comments on the matter. John said making such a diversion might have 'unintended consequences' and possible end up affecting more or different owners and their lots. Bruce emphasized the need for owners to exercise 'due diligence' in the purchase of real estate, and hoped all had done so in the past in respect of this.

Mr. Fulton said the affected owners could each engage an engineered study done at an expected cost of \$15,000. Trustee Anderson said he had spoken with owner Ned Andrews about this matter, and that there were other less expensive alternatives, known as LOMA (Letter of Map Adjustment) and LOMR (Letter of Map Revision) at about \$1500. After this, and saying he would contact Mr. Johnson about the upstream diversion question, Mr. Fulton left the meeting.

In subsequent discussions later in this meeting the Trustees determined that the Association should send a letter to Pitkin County and to Fema, which Trustee Anderson said he had discussed with owner Andrews, an hydrologist by profession, and which Mr. Andrews could draft. There was a motion and second to move forward with this, passed without further discussion and without dissent.

ACA- Kara Smart came in to request approval to re-roof her home on Haystack with asphalt shingles, and to modify existing second story dormers there to allow more usable space. Kara had a set of plans(3 pages, 11.5 x 18) with signatures acknowledging the work from neighbors Jacobs, Paparo, Meager, Mahaffey and Keating. She stated the siding on the new dormers would match that on the house. She was told that if the work required a building permit from Pitkin County, then a \$3,000, refundable construction deposit would need to be paid to Little Elk. In conclusion she was asked to provide the



deposit, photos of the asphalt shingles for color purposes, and to confirm that the siding on the new dormers would match the existing house siding. With this the Trustees granted approval to the submission and the proposed work.

Consideration- the Minutes of the March 9th meeting of the Board were approved without changes and will be posted to the website.

Updates-Keith reported the hydrant repairs on Driskell were completed, with final expense in excess of \$4500. He said he could have a final draft of the reserve study completed when he is able to get some figures regarding the reserves. This will be posted to the website prior to the annual meeting, along with 2016 quarterly reports from bookkeeper Anderson.

Trustees then discussed again the entry signage, and suggested Edquist investigate how difficult it might be to move the existing sign to a new location on the perimeter fence. There was also discussion regarding the entryway, for which Trustee Visnic says he has a number of ideas. The area at the tee intersection with Little Elk Creek Avenue and Katydid Lane needs cleanup and some serious pruning of plantings. After this is completed, other efforts should go towards making it more attractive and easily maintainable. Keith said he has spoken with owner Beth Blackmer, who is willing to assist with loan of machinery from Aspen Rent-All.

Discussion turned to the selection of a vendor to mow the playground grass and greenspace path. Green Acres Landscaping was chosen on the basis of a slightly lower bid for the work and management's previous experience with this vendor.

Financial Reports-Bruce provided an aging summary as of April 30th, with P and L statement and balance sheet of the same date. In regard to a question regarding legal expense from Trustee Tornare, it was determined that the legal expense so far incurred in regard to assessment collection had been charged to the owner's statement and not to the budget line item titled legal expense. There were no other questions in regard to the aging or the other statements.

Discussion passed to the proposed budget for the 2016-2017 fiscal year, which Trustee Anderson had prepared and which proposed no increase in assessments. Trustee Ott made a motion to increase the proposed level of assessments by three percent, as had been made the Board's option in the meeting from May 2015. This was in an effort not to fall behind in funding reserves. The motion was seconded by Trustee Tornare, and accepted unanimously, with Bruce voting for absent Trustee Bob Wright by proxy. The proposed budget will be revised in advance of the annual meeting with this change incorporated.

Next meeting- the next meeting date is for the annual meeting, June 8, 2016.

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



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Respectfully submitted,

Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President