



**BOARD OF TRUSTEES SPECIAL MEETING MINUTES**  
**June 15, 2022, 6:30 PM ZOOM**

Trustees Present: John Ott, Tony Rizzo, Griff Foxley, Sharon Caulfield, Clay Stranger

Manager Present: Keith Edquist and Kim Clinco

Homeowners Present for some or all of the meeting: Eddie Kessler

**1. Quorum and Minutes**

- Five Trustees were present, constituting a quorum.
- The Minutes of the Board's meeting of May 11, 2022 were approved unanimously and will be uploaded to the LECVHOA website.

**2. Homeowner and Board Comments**

- Dan Oppenheimer, representing the Little Elk Creek Ditch Company, reported that the Ditch Company was installing two new headgates for the entry points into LECV. The headgates are prefabricated in a process that is more efficient and less expensive than the process recently used at the top of Alexander Avenue. Ms. Caulfield moved, and Mr. Rizzo seconded, a motion to pay the LECVHOA's share of those upgrades.
- Ms. Caulfield asked Mr. Oppenheimer about certain willows planted along his fence line bordering the LECVHOA open space. She presented the view that these willows delineate the fence line, will block views, will interfere with wildlife, and will inevitably spread out into the open space, where we have had challenges controlling willow encroachment along the paths. Mr. Oppenheimer indicated that he would review the situation.

**3. Consent Agenda Reports approve unanimously:**

- Correction of minutes of April 13, 2022: The April 13, 2022 approved minutes reports that the Board approved the minutes of the special meeting of April 11, 2022 and the regular meeting of April 13, 2022. The minutes that were approved on April 13, 2022 were in fact the minutes of the meeting of March 9, 2022.
- Approval of Annual Meeting arrangements: June 29, 2022 at 6:30 pm at the El Jebel Community Center, to be available in person and by Zoom.
- Approval of next steps in legal matters per Caulfield email memo of June 7, 2022

**4. Consent Agenda Items removed for further discussion:**

- Approval of mailings for Annual Meeting: approved after clarification that the President's Letter would come from the entire board, clarifying that Zoom voting could not be allowed due to technical difficulties, and revising the language of the proxy form, so that the annual meeting notice and mailing can be mailed out in a timely manner on or before June 17.
- Appointment of Design Committee for LECV Entrance, to include all board members, Julie Meyers, and Eddie Kessler, and other residents who may volunteer after further outreach

**5. ACA reports.**

- None.



6. **Old Business.**

- Update on work with DHM for Water system transition (Rizzo): The DHM Google map overlay is nearly complete by Jeremy Allinson and will be checked with Dan Harris, George Johnson and others. Mr. Rizzo has also interviewed Michael Erion of Colorado River Engineers and showed him certain diversions to seek potential advice. The Google Maps format can also be updated by LECVHOA personnel and agents later to add fire hydrants, main line shutoffs, curb stops, etc. after the DHM report is delivered. To continue to obtain information for transition, Mr. Rizzo reported that he had received a response from George Johnson concerning his ditch oversight activities, and that Dan Harris has reported that his writing is not yet completed. As soon as these reports are received, the resident – stakeholders' meeting will be scheduled.
- Weeds on Open Space (Stranger): The board's consensus is that it would be difficult to manage grazing on the open space, and the best means to manage weeds is through spray and plant removal in late summer during flowering season. Mr. Stranger will thank Beth Blackmer and the Meaghers for their offers of horse grazing.
- Scheduling and oversight of Financial Reserves Study: Keith Edquist will schedule.
- Next steps on draft of updated Good Neighbors Policy: Nancy Lovendahl has circulated an outline of a new set of Good Neighbors Policy. All trustees are asked to review and add or comment on the topics.

7. **New Business.**

- **Budget Review.** The final version of the 2022-2023 budget was reviewed and discussed, Mr. Rizzo moved and Mr. Foxley seconded a motion to adopt the budget as presented. The budget was adopted unanimously.
- **Communications Policy.** The proposed communications policy was reviewed. Mr. Rizzo moved and Mr. Foxley seconded the motion to adopt this policy, with the minor amendment that rather than two trustees' approval to send out a resident communication, the policy should state that three trustees are required. The motion passed unanimously and the policy will be posted on the LECVHOA website.
- **Water:** The board wishes to review the options for adding water tanks at Andy Weissner's property or on the LECVHOA property at the top of Alexander Avenue. The Board also wishes to clarify to Mr. Polsky that as his fire-damaged house is not occupied, his second water tap will be disabled until a Pitkin-County approved building project is engaged.
- The Board confirmed its earlier motion to express gratitude to Dan and Ruth Harris by announcing at the Annual Meeting that the Harris' annual assessments will be waived for a further three years, to the Annual Meeting in the summer of 2025.

8. **Adjourn.** The meeting was adjourned at approximately 8:30 pm.

**The next regular meeting is scheduled for Wednesday July 13, 2022 at 6:30 pm by Zoom.**