



## Board Meeting – August 2016

Wednesday, August 10th, 2016

The August meeting was held at the Firehouse. In attendance were Trustees Rene Tornare; Bruce Anderson, Jon Visnic, John Ott and Tim Vogel. Also present was Manager Keith Edquist and Owner Tim Lindholm. Owner Jeff Weiss attended briefly. Potential Owner Chris Paulk came to gain approvals to begin work on the Taylor house on Davidson.

**Meeting topics:** ACA 6 month extension/Lindholm, Paparo roof color change, Vorhees leach field location, pumphouse project update, entry signage, covenant enforcement results, Rizzo and Smart construction deposits, water in the common space, website updating.

**Consideration/Call to order**-the meeting was called to order at 7:03 pm, and the minutes of the July 13 Board meeting were approved without changes. These will be posted to the website.

Public Comment-Jeff Weiss spoke in regard to his dispute with the Association. As this matter is with the attorneys for both parties, no Board comments were made on the advice of counsel.

**ACA**-Tim Lindholm came to request a 6 month extension for his current project, which the trustees granted with a beginning date of August 10, 2016. Trustees were provided with copy of an email from Tim to Edquist which provided an update on the work and a timeline for its completion.

A change of the roof material color on the Paparo house was approved, from white to black.

It is noted that the leach field on the Voorhees lot is partly within the 10 foot utility easement bordering the right of way on Little Elk Creek Avenue. Management is to check the submitted plans and visit with the owner regarding the present location.

Potential owner Chris Paulk came to gain conceptual approval for work on the Taylor house at 61 Davidson, including replacing the septic system, re-roofing, and replacement of windows. There was discussion regarding the ACA and procedures. The Board feels no one should come in without their submission complete, including required checks, and no approvals should be given until this is done. (This project has since been taken out of consideration)

**Unfinished Business**-Updates-Pumphouse project-Board and Owners were up to date as Dan Harris has been keeping all informed of the project status. Trustee Ott is taking periodic water reads in Dan's absence.

Keith moved the entry signage to the opposite side of the street and the supporting posts were removed from the original location. Consideration given to changing the color (white) of the letters, but no direction was given on this. Edquist will investigate options, but whatever is used will need to be visible at night as well as in the daytime.



At the entry area where Katydid and Little Elk Creek Avenue begin, the plantings were cut back and large rocks from the area of the playground and adjacent owner David and Nikita Mullaney brought in and placed. Next will come some cleanup, a bit of dirt will be placed to shape the berm, then mulch to keep out the weeds. This should complete this project. Owner Beth Blackmer supplied a mini-excavator at no cost to Little Elk to move these rocks and place them.

Keith reported on covenant enforcement saying Lederer's tenant had removed the trailer and the covered and stored materials. Lindholm walked his property with Edquist, agreed to and has made some changes. Tim said tonight he hopes to be complete with the work late in October. Keith said he spoke with Allan Adger about his trailer, and that Allan says that it is not on Little Elk property. He was asked to forward a plat and had done so, which Keith was asked in turn to forward to President Anderson. Keith said he had had no response from Fulton in regard to cleanup of stored materials. He had stopped by 3 times, but Mr. Fulton was out of town. His friend staying at the house said Fulton is aware the material should be moved or screened and that he intends to do so.

In regard to the Rizzo construction deposit, the Board recognized that the construction is basically over, but felt Mr. Rizzo should be fined for having proceeded to do this work without approval of the Trustees, which management emails had made clear was required. The Board recommended Edquist advise Mr. Rizzo of the appropriate fine per the Schedule of Fines and Fees sent to him, and advise him it will be charged to his account.

In regard to the Smart construction deposit, after review of the emails from Mr. Smart to management, Keith was directed to request the deposit by a date certain, and advise the owner that there will be fines, in accord with the schedule of fines and fees also previously emailed to him, should the deposit not be received by the due date. Request for the deposit was made clear from the date of the initial submission by Kara Smart on May 11th, with follow up requests by email.

**Financial Reports**-Bruce provided an aging statement and balance sheet as of July 31, and a P and L Budget vs. Actual statement for July 2016, which reflects the first month of the LECVHOA fiscal year. Trustee Vogel asked how much had been spent on legal fees, but the exact figures were unavailable. Bruce estimated more than \$20,000. Tim has reservations about the whole matter regarding Mr. Weiss, but at this point is willing to trust the current Board's thinking in regard to the association's ability to prevail.

**New Business**-there has been water in the greenspace and paths coming from Little Elk Creek, and perhaps abetted by inappropriate use upstream. This is an unusual situation, but there is a location near the footbridge going to Alexander Avenue where a culvert could be placed to take such water in the future. This culvert is presently stored at the pumphouse and came from underneath Alexander when work was done on that street last summer. It may be placed there along with work on the pumphouse this fall. This is yet to be determined. There is a long stretch of willows along Little Elk Creek above the footbridge, which may need to be cleared to increase flows as well.



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In connection with this, Edquist had looked at a culvert installed on one of the Milvich lots, which the owner believes is undersized. It was placed when work was done by the Association to pipe the lower pond so that its waters could run back to Little Elk Creek. Edquist felt Dan Harris would have the best read on this culvert and the one placed below it, and offered to speak with him about it. No action was taken on this matter.

Keith reported that the webmaster could post documents to and update the website for \$120 per year. Keith was asked to get a contract for this and for the domain name/server maintenance which has cost \$120 per year. The Board approved this expenditure, which will allow updating of the website more rapidly by someone who knows the software well.

Trustee Vogel proposed posting the agenda to the website or sending it by email to all owners prior to the Board meetings. Final consensus was to post it to the website the Friday prior to the date of the coming meeting.

**Next meeting-** the next meeting date is set for September 14th, 2016.

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

Respectfully submitted,

Keith M. Edquist, Association Manager

Bruce Anderson, LECVHOA President