



Board Meeting – July 2019

Wednesday, July 10th, 2019

The July meeting was held at the Firehouse. In attendance were Trustees John Ott, Harvey Paparo, Tim Vogel and newly elected Trustee Joey Carlson. Trustee Steve Whitelande was unable to attend. Owners attending were Beth Blackmer and Eddie Kessler. Also present was Manager Keith Edquist, and bookkeeper Kim Clinco.

Meeting topics: ACA reviews Kessler driveway modification, review of current financials and actions regarding retained earnings and budget surplus from the 2018-2019 fiscal year. Brief discussion regarding metering water use, use of potable water for landscaping and associated fines, road conditions and needed paving, discussion regarding a survey of owners in regard to Vacation Rental By Owner/VRBO or similar activities in LEC. The Board set its officers for the year.

Approval of Minutes—the Board approved the minutes of the May 1, 2019 meeting with changes requested by owner Blackmer regarding the limitations on height on plantings on the Kessler property, Block 1, Lot 8. These minutes will be posted to the website.

Public Comment-Beth Blackmer came to request the changes to the minutes noted above. She also had comment on the fireworks over the July 4 weekend, as did several of the Trustees. Edquist was directed to send a general email in regard to the illegality of fireworks in Pitkin County this year, and attendant dangers from wildfire and disruption of pets and livestock.

ACA-the Trustees reviewed, and approved, a submission from owner Kessler proposing realignment of his driveway coming off Haystack and the installation therein of a planting bed. Management retained the single sheet of this approved plan. Discussions will be documented in an ACA letter to Mr. Kessler.

Financials-Clinco presented balance sheet and profit and loss statements as of June 30, which date marks the end of the LEC fiscal year. The balance sheet showed total assets as \$714,976, of which 632,632 were reserves and the balance operating funds. While there may be some late expenses coming in, the profit and loss statement showed LEC to be \$35,740 under budget for the year. This sum, added to the \$104,187 assessed for the reserve fund, and less this year's reserve expenses (\$10,991) allowed for an overall contribution to reserve funds of \$128,936.

There was a motion, seconded and passed without dissent to move the operating surplus for this fiscal year into the U.S. Bank savings account. In addition, the Trustees also directed management to move \$75,000 of retained earnings held in the operating (checking) account to the U. S. Bank savings account. Kim said there was a single owner in arrears at this time, and also that all late fees assessed had been collected.



There was brief discussion regarding using some of these funds to investigate and perhaps conduct fire mitigation work on the common space and playground areas. Edquist said he would contact Scott Thompson and walk these areas with appropriate personnel from the Fire Department to determine what could be done there and at what costs.

Water System-Dan Harris was unable to attend but had emailed some information regarding water meters prior to the meeting. The Trustees determined to discuss this matter in depth at a meeting which Dan can attend. Dan's report still indicated high water use which his readings suggest to him is due either to leaks or more likely to owners watering landscape with potable water from the system. Such use carries a \$1,000 fine, and Dan sought support for seeking such uses out and fining responsible parties. The Board indicated a general email to owners regarding this recent usage/leak from management would be appropriate.

Updates-Edquist reported that the play structure had been restrained, and that "No Swimming" signage for the ponds would soon be installed in three locations. He said mowing of the roadsides had been completed and that the irrigation system at the playground area was on and operational. He said the subscription to the Colorado Rural Water Association was in process and that the publication would be coming to Mr. Harris. Edquist expects this Association of private water system owners and operators across Colorado will be of use to LEC in locating leaks and purchasing and installing water meters.

He said he had called and will meet on site with paving vendors to address road repairs due now. The largest of these is on Driskell, and will involve not only paving, but also prior excavation and possible renewing road base. Trustee Vogel requested more than a single bid should the work exceed \$5,000 in cost.

New Business- The Board set its officers for the year as follows: John Ott, President, Tim Vogel, Vice-President, Harvey Paparo, Secretary, Steve Whitelande, Treasurer, Joey Carlson, Trustee.

President Ott offered a draft survey from owner George Johnson regarding short term rentals in Little Elk Creek. It was determined that Edquist would use this as a template and draft a survey to be sent to owners to follow up on the extended discussion about the subject in June's annual meeting. The new draft will first be submitted to the Board for comments and corrections etc.

There had been an email to management about pasturing horses in the common space-but this topic was taken up only after the meeting had adjourned.

Unfinished Business — The Trustees have approved the final language of these documents: Water Tap Procedures and Regulations, Investment of Reserve Funds, Requirements for the creation and Installation of Irrigation Ponds. These will be communicated to owners and also placed on the website.



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Formulation and final distribution/publication of a Water Policy, tabled in April, was not discussed at this meeting. Nor was amendment/changing of the covenants or covenant enforcement.

There being no further business to come before the Board, the meeting was adjourned at 8:40 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President