



Board Meeting – July 2018

Wednesday, July 11th, 2018

The July meeting was held at the Firehouse. In attendance were Trustees John Ott and Harvey Paparo, Tim Vogel, Peter Voorhees, and Steve Whitelane. Also present were owners Dave Mullaney and Tim Lindholm, Manager Keith Edquist and Kim Clinco of Rocky Mountain Accounting Services. Owner Dan Harris joined the meeting about 7:30 pm.

Meeting topics: Financial review, ACA review of fence relocation at Mullaney, ACA discussion regarding the ongoing Lindholm project, emergency plan for conserving water in the event of loss of electricity discussed in light of recent Lake Christine fire, silt pond cleaning update, valve installation on LEC Avenue near Haystack update, workcomp policy update, election of Board officers for 2018-2019, fire evacuation routes per Pitkin County discussed, discussion regarding ACA procedure for re-roofing structures and ACA Guidelines in general.

Approval of Minutes—the Board approved the minutes of the May 9th, 2018 meeting without changes. These will be posted to the website.

Public Comment-None

ACA-Owner Dave Mullaney came for and received approval to relocate fencing in his rear yard at 0032 Katydid, using existing fence posts and rails. Should the posts not be sound, he will rebuild the fence to match the rest of the existing fencing.

Owner Tim Lindholm came to request approval of enclosure of the north side of his hay bale structure, and brought some elevations showing this. He said he had provided the Board a March 2018 update on work, but had not completed any of the work listed on that document. He was asked to come to the August meeting with an update on progress on phases of work at this site. Tim was asked to finish some or all of the work on his property prior to asking for approvals for further projects. This is now a 9 year project.

Financials-Kim Clinco of Rocky Mountain Accounting provided financial reports as of the end of June, being the end of the prior fiscal year. The balance sheet showed an operating fund balance of \$44,177 and a reserve balance of \$525,926. The profit and loss statement showed a net operating fund surplus of \$14,705, largely realized due receipt of 2 years worth of Pitkin County road funds. Manager Edquist was asked to contact Pitkin County's Brian Pettit to find out when and on what basis these funds are paid to the Association. Kim noted that all of the assessed reserve funds for the year (\$118,400) have been collected and added to the reserve fund.



Kim noted some owners in arrears with assessment payments-these owners will be contacted by management should the situations continue into August. She noted also that she is not receiving the statements from the Community Bank CD. Trustee Ott will contact Bruce Anderson regarding the status of this account. Management was asked to check the existing bylaws regarding late fees.

Water system report-Dan Harris came to report on the possible loss of electric power to the pumphouse, as became a possibility with last week's forest fire near Basalt. He said the 120,000 gallon tank would normally hold a three day supply of water with the present leaks on the system. Without those, he felt it could be more like 6 days that LEC could be without electric power to pump water to the tank. That would only be possible with strict rationing of water use. He inquired of Samuelson Pump Company, and found a "huge" generator would be necessary to power the pumphouse should power fail. This did not seem like a viable option. He said it would still be possible to fight a fire with water from a single hydrant, as the system pressure is supplied by gravity. He said the highest usage of water is typically 6-9:30 am, and again from 5:30 to 10:00 pm.

Dan said he would try to write up an emergency plan of action/policy for LEC should power fail. Doing so was supported by the Trustees. Strictly limiting the hours of water use would be necessary, and signage to be posted advising of this would need to be made up for the Capital Creek and Alexander entries to the neighborhood. This draft policy may be available for review at the August meeting.

Dan also reported on recent work on the silt pond, installation of a control valve at the Haystack/Little Elk Creek Avenue, and a new device for testing for leaks. He said the silt pond clearing had been done today, and there would be need for revegetation or remediation of landscape near there, as the pond was accessed over a private lot. He said the installation of the street valve in Little Elk Creek near Haystack went well and will allow leak testing to affect fewer homes on this section of main line. The exposed line was in good condition, well bedded, and is believed to be able to handle 160 psi. The system probably runs at about 110 psi, so there is a safety margin.

Dan remains concerned about use of potable water for landscaping purposes, and encouraged the Board to stand by previous decisions to fine any such user \$1000 per violation. He said hose use could be responsible for as much as 12-14 gallons per minute, which means close to 20,000 gallons per day. He said he has a leak detection apparatus he wishes to try, which may be a more effective way of tracking down system leaks.

Dan asked for and received approval to purchase a nozzle and 200 feet of fire hose in connection with operating the water system. Manager Edquist advised Dan and the Board that the coming reserve study update will require some answers from him and from bookkeeper Clinco about the new equipment installed and its costs.



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Home Owners' Association
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Election of Board Officers for the 2018-2019 fiscal year-the Board determined its officers as follows:

John Ott, President, Tim Vogel, Vice-President, Peter Voorhees, Treasurer/Secretary, Harvey Paparo, Trustee, Steve Whitelande, Trustee.

Unfinished Business-Only Trustees Ott and Vogel are current signers on the association accounts, and there is need for another signer. Edquist said he would check in regard to coverage for Harris under a workcomp policy for LEC, as that specific question had not been asked in the general solicitations for this coverage.

Exterior lighting is not addressed in either the covenants or the present ACA Guidelines, so owner Alan Richman is writing a draft policy for consideration by ACA/Trustees. The Board also discussed the ACA procedures regarding review of re-roofs, which in the recent past have not had review if owners were re-shingling in like colors and materials. In a recent case, re-financing required a change from shake roofs to asphalt shingle roofs, and in that instance there was not an ACA review prior to the work starting. There was not a consensus on how to proceed with these projects in the future, other than to suggest a general email to all reminding owners of the existence and functions of the ACA. It is possible the ACA guidelines, which are amendable, be re-visited in respect of solar installations and exterior lighting, among other issues.

Edquist mentioned recent comments on wildfire dangers this summer and wildfire mitigation and potential evacuation zones should wildfire threaten the neighborhood. He was asked to contact the Pitkin County office of Emergency Management regarding plans for the Snowmass and Capital Creek valleys.

Next meeting– the August meeting will be held the second Wednesday of the month, August 8th.

There being no further business to come before the Board, the meeting was adjourned at 9:05 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President