



Board Meeting – July 2017

Wednesday, July 12th, 2017

The July meeting was held at the Firehouse. In attendance were Trustees Rene Tornare; John Ott, Tim Vogel and Jon Visnic. Bruce Anderson was unable to attend. Owners Susan Bedrick, Patty Jones, Tim Lindholm, Steve Smart, Jeff Edelson, Harvey Paparo, Dan Harris, Jeff Weiss, Kent Meager, Dave Mullaney and John Wheeler attended. Also present was Manager Keith Edquist.

Meeting topics: Mullaney solar submission, Edelson/Paparo matter, covenant enforcement, Harris update on leaks and pumphouse, appointment to fill Board vacancies, naming of Board officers for 2017-2018, executive session.

Approval of Minutes—the Board approved the minutes of the May 10th meeting without changes. These will be posted to the website.

Public Comment-Patty Jones spoke regarding the increase of assessments over the last 3 years and the difficulty for those owners on fixed incomes of paying these. She would also like to see an end to spending money on attorneys. Owner Bedrick defended the increase, and the Board's responsibility to fund reserves, but said its magnitude was due to the failure of prior boards to increase assessments on a regular basis.

There followed discussion regarding covenant enforcement, with Trustee Ott pointing out that the 2016 annual meeting straw poll revealed that not many owners wanted to enforce any of the covenant violations noted then. Kent Meager later said he felt consistent enforcement of the covenants would ultimately be beneficial for the neighborhood, and advocated for that. Trustees Ott and Tornare expressed their wish to 'stick to the rules'.

Moving around the agenda, due to the number of owners in attendance, the appointment of an owner to fill the Board vacancy (Trustee Jon Visnic has resigned) was discussed in view of the recent votes at the annual meeting, a single vote being the difference between owner Paparo and Edelson. Owner Peter Voorhees was elected to the Board of Trustees in the Annual meeting held June 14th, 2017, prior to the Visnic resignation. The Board at this point was uncomfortable making an appointment to fill this vacancy, and after a motion, second, and discussion, tabled this decision until the August meeting.

Financials-financial reports were unavailable for this meeting due Anderson's pending surgery on July 13. Owner Jeff Weiss inquired about the reserves and the reserve study. That study is on the website littleelkcreekvillage.org, and can be sent as a pdf to an email address as well. Mr. Weiss said he had extensive experience with reserve studies and offered that assistance to the Board should it be required.



Updates- Dan Harris gave an update on the water system leaks, saying a home had been found using drip irrigation from the potable system. Use went down noticeably after this was stopped, but Dan believes there is still an 8,000 gallon per day leak on the system, which is of small enough nature to be difficult to find. Dan said normal summer use the last two years has been in the 24-25K gallon range, but ideally should be more like 16K per day. He plans no more Updates-con't. –tests for the immediate future. He left to the Board any decision regarding penalties to be imposed on this owner for this use. It was noted that much time has been spent trying to locate the source of this use, and that additional pumping stresses all components of the system unnecessarily.

Harris also said a notification system on the new pumphouse equipment failed to warn all the listed respondents, which resulting in a drawdown of the water tank over a recent weekend. This is being addressed with the software and monitoring service. Dan also said the strobe light on the pumphouse was also inoperative during this issue. This too is to be corrected.

There was discussion regarding metering use, either on house lines, or on the mains. Dan said the system was looped and meters on the mains would not be accurate in reading volume for that reason. In regard to house metering, he noted that previous leaks on the system have been-mostly- on water lines from the main to the homes, and in house meters would not catch these leaks either. Costs for operating, producing potable water, and maintaining the water system are among the most important for the subdivision, and these matters may ultimately need to be revisited.

Last, Mr. Harris sought Board approval to clean out the settlement pond above the storage ponds, which was constructed to catch silt that would otherwise fill the storage ponds more rapidly. Trustee Vogel offered to get costs for this work, which offer was accepted. Contractors must, however, be insured for work for the LECVHOA.

ACA- Dave Mullaney attended to present plans for a solar panel installation for his home on 0032 Katydid Lane. At this meeting most of the submission had been distributed to the Trustees/ACA via email. Dave brought 8 by 10 plans and pictures to supplement this. At this meeting acknowledgements from adjacent owners were not discussed in regard to this project. Adjacent owner John Wheeler was in attendance and asked for information from Mullaney's solar vendor regarding the efficiency and costs of placing at least some of the solar panels on other aspects of the roof. Mr. Wheeler has a potential issue with glare, and while he was not trying to be difficult, is 'concerned'. There followed a motion from Tim Vogel to ask this of the vendor, seconded and passed without dissent. Mr. Mullaney will request this, but noted the Pitkin County public comment period was to end on July 21. He was asked to return this information as soon as he could. Pending receipt of this information the Board may or may not be able to vote on approval in advance of the August meeting. Mr. Mullaney will need to return in August for submission and review. Mr. Wheeler and Mr. Mullaney then left the meeting.



New Business-the Board set the following officers for 2017-2018, after both John Ott and Tim Vogel self-nominated for the Presidency. The Board vote was split 2 to 2, so the matter was decided by coin flip. Tim Vogel is President; John Ott is Vice President, Rene Tornare Treasurer, and Peter Voorhees Secretary.

There followed extended discussion regarding the Edelson matter in regard to employees, pets, and cars coming to that residence, in association with a wedding/event planning business owned by his wife. Owners Paparo and Smart spoke to this, as did Mr. Edelson. Jeff says he is trying to limit traffic to the house, and in fact has no employees coming there now. He said an occasional subcontractor is still coming, and that his household has 4 licensed drivers and 4 cars. Mr. Paparo and Mr. Smart clearly feel the residential nature of the neighborhood has been changed by the activities at the Edelson residence, and that Edelson is in violation of covenant number 1 of the Little Elk Declaration. Jeff said he hoped to have this business shut down by the end of the summer, but noted a housekeeper comes 2 times per week, and that a babysitter with 3 children of her own still comes 4 days per week to help with his children. He also said there is a live-in nanny, and that a friend of his wife lives at the home.

At length, all parties agreed to work toward resolution. They were encouraged to come back to the Board should that outcome not result. This followed more opinions from Board and owners regarding covenant enforcement, again ranging from "strict enforcement" to a "let's work it out" attitude towards non-compliance matters.

Executive Session-there was a motion to move to executive session to discuss personnel matters Motion was seconded and passed without dissent.

Return from Executive Session-there was a motion and second to come out of the executive session, which was passed unanimously. There followed a motion and second to seek bids for the association's bookkeeping/accounting duties, which passed by a 3 to 1 vote, Ott dissenting.

Trustee Rene Tornare resigned his Board seat, resulting in a motion and second to appoint Harvey Paparo to fill the Visnic vacancy, and a motion and second to appoint Jeff Edelson to the Tornare vacancy. Both motions passed without dissent, with the result that Manager Edquist was asked to contact both Harvey Paparo and Jeff Edelson to see if they still wish to join the Board as appointees filling the vacated positions of Jon Visnic (Secretary) and Rene Tornare (Vice President, Treasurer) until the annual meeting of June 2018. Formal appointment of persons to fill these seats will be made in the August meeting.

Other Business-none.

Next meeting— the next meeting date is August 9th, 2017-7 pm at the Firehouse.

There being no further business to come before the Board, the meeting was adjourned at 10:13 pm



Little Elk Creek Village
Home Owners' Association
Post Office Box 420
Snowmass, CO 81654-0420

Respectfully submitted,

Keith M. Edquist, Association Manager

Tim Vogel, LECVHOA President