



## Board Meeting – October 2015

Wednesday, October 14th, 2015

The July meeting was held at the Firehouse. In attendance were Trustees Bob Wright; Bruce Anderson, John Ott, Rene Tornare and John Visnic. Also present was Manager Keith Edquist.

**Owners attending were:** Jeff Edelson, Dan Harris, Jenn and Peter Voorhees, Val Wright. Architect Scott Lindenau attended on behalf of Owner Paparo.

**Meeting topics:** ACA reviews Visnic, Voorhees, Paparo, Harris on water system matters and revegetation at Burke property, assessment delinquencies, Approval of Minutes—the Board approved the minutes of the May 13, 2015 meeting without changes. These will be posted to the website.

**Public Comment-**None

**ACA review-**the Visnic remodel as presented was approved by the Trustees, as was the Voorhees submission (with a requirement that neighbor Sabella acknowledge new house position on the lot and that the 3k construction deposit required be submitted to bookkeeper Anderson when either the access or building permit is issued by the county). The final review plan set and samples presented by Scott Lindenau on behalf of the Paparo's was also approved. Copies of all three owners plans were retained by the Association.

**Updates-** Owner Dan Harris provided information regarding the water system's air gap valve and its function and uses at the end of Haystack. Owner Jeff Edelson is to work with Dan to make sure this device is protected, and its use is understood, when its present configuration is changed to accommodate the Edelson landscape and remodel project underway.

Dan also recommended some specifications be drafted for future water line installations to existing homes or homes under construction. He will draft a document for adoption and inclusion with other documentation regarding road cuts, water taps and curb stops etc.

He suggested that some agreement be reached with the Burke's regarding their encroachment on common space around the lower pond, so that future owners might not have the right to use this area by prescriptive easement. Trustee Anderson offered to run this situation by attorney Maria Morrow for thoughts on this and how to proceed.

Mr. Harris said also that he felt the area around the lower pond was not completely and successfully revegetated after the dredging project, and that it should be reviewed and corrected.

He reported meeting with an engineer from SGM, and with Manager Edquist and the Burkes on the lower pond berm. The engineer advised that no woody plants should be planted thereon including



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willows. Grasses were suggested as more appropriate for privacy screening should that be determined to be necessary.

Dan wanted to the Trustees to consider improving the access to the common space off of Driskell Avenue, and agreed to meet there to investigate possibilities with the Board. Last, he suggested some additional water valve installations near the pump house might improve the ability of the water system to continue to meet more users' needs were there problems between there and lower Alexander Avenue. He asked for and was given permission to investigate piping in this area to see how this can be done most effectively, with costs not to exceed \$1000.

**Financials**-Trustee Anderson provided the Trustees an aging summary, noting three owners in arrears beyond six months of regular assessments. It was agreed they should be sent Notice of Default letters. Bruce was to provide updated statements of account to management for these three properties.

**Next meeting**- the next meeting date is to be determined.

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

Bob Wright, LECVHOA President