



**BOARD OF TRUSTEES REGULAR MEETING MINUTES**  
**August 10, 2022, 6:30 PM ZOOM**

Trustees Present: John Ott, Griff Foxley, Sharon Caulfield, Clay Stranger

Manager and Bookkeeper Present: Keith Edquist, Kim Clinco

Homeowners Present for some or all of the meeting: Eddie Kessler, Ned Andrews, Michael Vernon

**1. Quorum and Minutes**

- Four Trustees were present, constituting a quorum.
- The Minutes of the annual meeting of June 30, 2022 were reviewed and will be adopted by the LECVHOA members at the LECVHOA 2023 annual meeting
- The minutes of the July 13, 2022 board of trustees meeting were approved unanimously and will be uploaded to the LECVHOA website.

**2. Homeowner and Board Comments**

- Ned Andrews participated in the meeting to offer to be the resident on-site ditch walker, following George Johnson's resignation. He would be glad to have a few others to work in a group, and to work with the contracted ditch maintenance crew. The Board accepted his self-nomination and indicated that an appointment will be made after the DHM study is received and reviewed by the Board.
- Ned also reported that he is the President of the Snowmass-Capitol Creek Caucus this year. The Caucus has been asked by Pitkin County to update the Snow-Cap Master Plan and to submit a new document to the County Planning and Zoning Committee for eventual review by the County Commissioners. The new plan has been drafted and a meeting open to all Snow-Cap Caucus members will be held September 20 at the Firehouse.
- The Board has received emails from local residents concerning what seem to be extra flights over the LECVHOA airspace this summer. Aspen Airport official state that there has been no change in flight path but pilots have discretion about how to leave the airport and may be taking a route that is more impactful to our valley.

**3. Consent Agenda Reports.**

- The financial reports were approved unanimously, as were all other items on the consent agenda.

**4. Consent Agenda Items removed for further discussion: None**

**5. ACA reports. None.**

**6. Old Business.**

- Front Entrance Committee: First meeting of this group that volunteered to consider whether any changes should be made to the front entrance to LECVHOA will be held September 14, 2022.
- Follow-up from Annual Meeting Comments:
  - Information about how to reach Waste Management for owner-specific issues has now been placed on the LECVHOA website.
  - Dog waste station pickup has been increased to weekly.
- Reserve Study Update: The on-site visit of the Association Reserves representative will be on August 23, 2022. This will include a site visit, facilities inspection, and introductory meeting. There was substantial discussion of how much it may cost to replace the PVC (and some iron) main water lines within the LECVHOA. Keith Edquist will discuss with Brian Farley, the president of Association Reserves, how best to reflect the expected life and replacement costs of this important



infrastructure when the reserves report is issued. John Ott will confer with Timberline to obtain a local cost estimate based upon Timberline's experience in other subdivisions.

- Resident Email System Access. Tony and Keith will finalize the system for board members to have access to resident emails for purposes of HOA announcements and this will be operational by the September 2022 meeting.
- Good Neighbor Policies. Griff and Nancy Lovendahl are still engaged on the update process for the good neighbor policies. The board expressed hope that this project will be completed by year end.

7. **New Business**.

- The DHM Water System Report Stakeholders Meeting has been scheduled for August 17, 2022 at the Firehouse. Because there is little web access at the Fire House (soon to be improved we understand) the meeting will be in-person only. All residents are encouraged to attend. Tony and Sharon will be present.
- The Board considered Dan Harris' request for a leach pipe to improve water flow for the pumps, and asked that the project be deferred until after the DHM report is received.
- The Board noted that SGM, the water quality monitoring company that oversees the work of our water system contractor EPC, has submitted a report to the Colorado Department of Public Health and Environment concerning the use of a polyphosphate corrosion inhibitor for copper corrosion control. SGM notes that there is evidence of copper pipe corrosion at some LECVHOA residential monitoring sites. SGM has recommended that LECVHOA/EPC use a different corrosion inhibitor. LECVHOA and EPIC will prepare a timely response to the SGM report and report back to the board about the status of the matter at the September board meeting. The SGM report does not indicate that there is any health hazard from the copper corrosion, but it may lead to damage to household pipes.
- Keith will bring new paving bids to the September 2022 meeting so that road cut paving may be completed before winter.

8. **Executive Session**. The Board continued the meeting in Executive Session to review the current legal matters. There has been correspondence on the Sabella-Voorhees matter, and that has been reviewed with Moeller-Graf, the LECVHOA Association counsel. The Board approved hiring Sara Dunn, an attorney with the firm of Balcomb & Green in Glenwood Springs, to advise the LECVHOA concerning a new application for augmentation ponds at the Two Creek LLC property located at the junction of Capitol Creek Road and East Sopris Road, the Association's membership status within the Boram & White Ditch organization, and the proposed updated easement with Andy Wiessner, on whose East Sopris Road property the LECVHOA water storage tanks are located.

9. **Adjourn**. The meeting was adjourned at approximately 8:30 pm.

**The next regular meeting is scheduled for Wednesday September 14, 2022 at 6:30 pm by Zoom.**