



Board Meeting – August 2015

Wednesday, August 12th, 2015

The August meeting was held at the Firehouse. In attendance were Trustees Bob Wright; Bruce Anderson, John Ott, and John Visnic. Trustee Rene Tornare was unable to attend. Also present was Manager Keith Edquist. Owners attending were: Val Wright, Jeff Weiss, Jan Patterson and Tim Vogel.

Meeting topics: update chip seal project, dip and bump signage, status Alexander culvert/Weiss, revegetation at pump house and Burke property, Capitol Creek ditch (Borum White) issue, landscape at entry, assessment delinquencies, fidelity insurance requirement from CCIOA.

Approval of Minutes—the Board approved the minutes of the July 22 meeting without changes. These will be posted to the website.

Public Comment-Owner Jeff Weiss attended to ask what was going on with completion of the Alexander roadway; is there to be a second layer of chip applied, and removal of the excess chips there now, as he felt they would be pushed around by winter snow removal and end up off the roadway. He also wished to know if the new chip applied is blocking the drainage on the west side of Alexander Avenue.

There is not another layer to be applied. This would be cost prohibitive and also unprecedented in the maintenance of LEC roads. The Board is working with the contractor regarding brooming of the chips from the road surface. Chip from the project is in the drainage and has partially blocked the culvert. This is normal for culverts in use, but they also need periodic clearing of accumulated material.

Jeff also said neighbor Patty Jones had some access problems with her mailbox due to the drainage work, and Mr. Edquist said he would contact Jones have a look at this. Mr. Weiss then inquired regarding the status of his requests of the HOA to repair his driveway. He stated he had attended Board meetings, written letters, had his attorney write a letter, and received the letter from HOA attorney Maria Morrow, but that nothing had happened now for 6 weeks.

LECVHOA is seeking independent contractors' opinions regarding the culvert installation and the drainage swale which brings runoff water to it. Those opinions had not, at this meeting, been received.

Manager Edquist said he'd had a call and email from owner Laura Smith asking if the area at the entry tee might not be cleaned up, as it was some time ago landscaped at HOA expense. There was a motion by Trustee Ott, second by Anderson, to improve the entry appearance with mulch, rocks, and cleanup of the gravel there. The trustees agreed to do so at a cost not to exceed \$1500. No plantings or irrigation are anticipated here.

Laura Smith also inquired about roll out recycling containers from Waste Management and installation of a dog station at the ponds. Owners can request these individually of Waste Management, and/or request of them driveway pickups for an additional \$10 per month. Trustee Ott made a motion to install



a dog station at the pond area, which died for lack of a second. Mr. Edquist is to contact owner Smith with this information.

ACA review-colors for the Wright rental property were approved by the Trustees.

Updates- A punch list has been prepared for GMCO, but the contractor advised they would not be able to return until late September. President Wright gave an update on the Borum-White ditch along Capitol Creek, which Pitkin County maintains is too close to the roadway in places. He said the Borum-White ditch company was working the problems and provided the information as background for the Trustees. Manager Edquist reported that work by owner Edelson on the air-gap and purge valve for the water system at the end of Haystack was proceeding and that owner Dan Harris was working with Edelson to insure no functionality or access is lost to this.

There followed some more discussion of the revegetation of areas on the Burke property and around the pump house which were disturbed, respectively, by the pond dredging and the chip seal project. Manager Edquist asked the Trustees to look at the pump house area, as this was cleaned of weeds, and he believes it will successfully revegetate from its present state. In regard to this and the other areas, he suggested they be seeded this fall, for spring growth in 2016. There was no action taken in this meeting regarding these areas.

There was a motion by Trustee Ott to install "dip" and "bump" signage at appropriate spots in LEC, with costs not to exceed \$500. Second by Anderson and passed without dissent.

Discussions in regard to horse pasture use/access and snow plow vendor were tabled for a later date.

Edquist presented information regarding new State requirements for HOAs to obtain Crime/Fidelity insurance sufficient to equal the value of two months' worth of regular assessments plus reserves. This would change the present Crime/Fidelity insurance Little Elk carries from an annual premium of \$425 to \$1025. The Trustees inquired if this included coverage against cybercrime (it does not).

Financials-Trustee Anderson provided the Trustees an aging summary and financial reports for the current period. Two owners remain in arrears and statements of account will be sent to management for issuance of Notice of Default letters. There were no further questions regarding finances.

Unfinished business-Manager Edquist said he would forward the initial reserve study document after he reviews it. This needs to be finalized and distributed to the owners via email and the website. Revisions to the covenants and the policy on Collections which had been reviewed by attorney Morrow were tabled for another date.

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

There being no further business to come before the Board, the meeting was adjourned

Respectfully submitted,



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Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President