



**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF WEDNESDAY, AUGUST 12 2026
BY ZOOM 6:30 pm**

Trustees Present: Sharon Caulfield, Beth Hoff Blackmer, John Ott, Carolyn Heldman Rovira, Eric Wiseman

Manager(s) Present: Kim Clinco RMAS; James Gordon HCUS

Manager Absent: Will Rutledge (Rutledge Mgmt)

Homeowners present for some or all of the meeting: George Johnson, Peter Voorhees, Topher Sabella for Jill Sabella

1. Quorum and Minutes

The minutes of the Trustees meeting of Wednesday July 9, 2026 were approved as submitted.

2. Public Comment and General Trustee Comments if any.

Written notice was given with the agenda of the LEC Village and Snowmass Capitol Creek Caucus annual picnics.

3. Consent Agenda Written Reports

- The July 31, 2026 financial reports submitted by bookkeeper Kim Clinco were received and accepted without change. The end of the year financials to be dated June 30, 2026 were not yet finalized due to some outstanding accounts payable that will be posted on the accrual date. The annual tax filing will be made after the end of the year financials are finalized.

- Rutledge's management reporting spreadsheet is available to board members through Google Docs.

- No written report was received from High Country Utility Services because James Gordon was available to give a verbal report.

4. Consideration of Items removed from Consent Agenda, if any

In the financial statements from May, it was noted that there was a substantial email system overcharge of \$1800. Tony Rizzo is the web and email coordinator for the LECVHOA. He was unable to obtain reimbursement for the entire amount, and \$1300 will not be reimbursed. Treasurer Beth Hoff Blackmer will follow up with Tony to determine what happened and if an additional reimbursement can be obtained.

5. Water Systems -- High Country Utility Services

Domestic Water Systems.

1. The Board has asked HCUS to consider the electrical supply at the pump house. There have been occasional electrical outages this year with Holy Cross Energy. There is concern that in the event of a regional fire or other natural disaster, we might be without water for a period of time. The Board asked HCUS to consider whether a generator might be purchased that would allow operation of the basic functions of the pump house for a period of time. HCUS consulted



with electrician Kevin Madison who identified a "Genex" system with 2 amp power, but the cost could be as much as \$60,000. Another option could be a smaller generator that would simply operate for water delivery but not continue treatment options, which might be paired with a water rationing plan to cover something like 3-7 days of water delivery. The system holds enough treated water to last that long if carefully managed. Another option might be to seek out information from CORE about whether a solar system could be installed with sufficient battery capacity to run the system. Finally, the board considered whether a generator could be rented in case of such need, but several board members stated a concern that generators might be hard to find for rent in case of a regional disaster. This issue will continue to be studied.

2. James Gordon explained that there is an electrical short in the pump electrical supply lines. For some unknown reason, the underground electrical lines appear to have been tied together when the well pumps were replaced in 2024. Recently James and Kevin Madison were working at the pump house and received electrical shock from a line that should have not have been live if it had been correctly installed. This is a situation that must be corrected without significant delay. Further, well pump #1 is non-functional and must be replaced. James has consulted with Samuelson on the pumps and he agrees that the pump must be replaced. A problem is that the electrical lines were placed alongside the water conduit about 7 feet underground. James' recommendation is that when pump #1 is replaced, the excavators should trace the location of the conduits down about 1.5 feet, and install new, separate electrical lines at that level. Then the electrical lines at 7 feet can either be pulled away from the pumps and disconnected. James estimated approximately \$3800 to replace the #1 pump, and approximately \$6000 to address the electrical line issues. Sharon Caulfield moved, and Carolyne Heldman Rovira seconded the motion to approve an expenditure of up to \$12,000 to complete these two projects. The Board approved the motion unanimously.

3. John Ott asked that the installation of the remaining residential water meters be deferred until a plan to place them outside of crawl spaces can be developed. The LECVHOA board at the time the water metering plan was developed made a clear decision that meters should not be placed in private spaces, but should be located in a place that is available for maintenance at any time.

4. The water leak at the Baar residence at 50 Alexander is in the process of being addressed. The property has also been placed on the market.

5. James reported that a Sensaphone meter was installed last week at the pump house to facilitate comparison of the water produced by the system and the water distributed within the neighborhood. This should help to identify water loss when it occurs.

Ditch Management.

1. Davidson structure. James Gordon reported that the replacement of the lateral diversion structure at the Fusaro property on Davidson Lane has been completed and the new structure is working well. Unfortunately someone has removed one of the control structure boards, which has increased the flow to Little Elk Creek but nearly cut off the flow to the Davidson cul de sac properties. George Johnson explained that he had made this change to send more water downstream to lower Boram and White ranches. The Board expressed its sense that George



Johnson should not be making ditch adjustments within Little Elk Creek Village anymore, and that the only authorized ditch managers within the neighborhood are the HCUS personnel or those they authorize.

2. Boram and White Ditch Issues. This led to a long and significant discussion with George Johnson concerning the management of the Boram and White Ditch, which provides irrigation water to about ½ of the neighborhood. George is the Ditch Manager and operates the Boram and White Ditch on behalf of the properties that have ditch rights. LECV has a 27% share of the total Boram and White Ditch rights as diverted at the headgate on Capitol Creek.

George has long been deferential to the agricultural users of water upstream on Capitol Creek despite their not being members of the Boram and White Ditch. The Boram and White Ditch's senior water rights from 1881 amount to 5.1 cfs at the headgate, but George has rarely diverted that amount into the Ditch because water is taken above the headgate into other ditches. The Board expressed its sense that LECV should not be deprived of its share of the decreed flows of the Boram and White Ditch, which would be 27% of 5.1 cfs, without having a clear discussion with George about the reasons for this insufficient flow, and a clear approval process. James Gordon noted that LECV has had significant shortages of water this year, and that the records of the diversions at the Boram and White headgate show that for many days in July the diverted flow into the Ditch was only about 2.5 cfs. Despite the perception that the main purpose of LECV's water usage is lawn irrigation, the LECV's ditch rights supply the pumps for the domestic water supply, ensure proper operations of septic tank flows, are needed for fire suppression, and are required for return flows to Capitol Creek under the LECVHOA decreed Augmentation Plan. Anything less than a 3.5 cfs diversion creates issues within the neighborhood for these purposes. Low flows also create tensions among neighbors who are not receiving the water that they expect, leading to problems of unauthorized lateral diversions within the neighborhood. Further, a long term reduction in the diversion of the Boram and White allocation runs the risk of a determination that the rights have been abandoned at least in part. The Board therefore expressed to George that at all times the diverted amount at the Boram and White headgate on Capitol Creek should be at least 3.5 cfs. George stated that he has made five calls for water from upstream irrigators this summer, but he recognized that the water deliveries in Capitol Creek have been below Boram and White's rights as the senior appropriated user in the Capitol Creek drainage.

The Board also expressed concern that certain other members of the Boram and White Ditch have been taking more than their allocated share of water from even this reduced Ditch flow. The Board expressed its sense that strong and prompt actions should be taken by the Boram and White Ditch whenever this type of unauthorized water grab is identified. After discussion, George authorized HCUS to install and lock the diversion wheel that is needed at the splitter along Capitol Creek Road in front of the Fishbrain Ranch.

George also committed to recognizing HCUS as the sole authorized manager of water flows within the LECV subdivision, and to refrain from taking actions to interfere with that management. George further committed to providing Boram and White diversion records to HCUS at least weekly during the irrigation season. HCUS has offered to back up George if he is out of town or otherwise unable to check the diversion and prepare those records. To check on



the amount of water flowing from the Boram and White Ditch into LECV and ensure that it is set at the 27% flow that is the subdivision's right, George asked that a Parshall flume be installed at the entry point into the subdivision. The Board concurred with this request, so long as one or more flumes are also installed to demonstrate outflow.

At the conclusion of this discussion (and without going into executive session as had been identified in the agenda), Sharon Caulfield moved that the Board send a previously prepared resolution to the Boram and White Ditch to state the position of LECV on these matters. Carolyn Heldman Rovira seconded this motion, which was then approved unanimously.

3. Bridge and Locking Mechanism at the Hedges diversion/Pond Ditch. With the challenges of this year's irrigation season there have been unauthorized diversions of water flow at the Hedges diversion structure, located along Haystack Lane near the Driskell Lane corner. The Board asked HCUS to ensure that the bridge at this structure is replaced, that a diversion wheel be installed, and that the wheel be locked to prevent such unauthorized manipulation.

4. Little Elk Creek Ditch. Similar issues have been experienced on the Little Elk Creek Ditch. A number of properties have not been receiving irrigation flows for days at a time this summer. Ditch Manager Ricky Emlyn states that .35 cfs is required at the Little Elk Creek Ditch headgate to enable flows to reach the third lateral that feeds LECV. For many days the headgate flows have been measurable at only .25 cfs. Ricky has spoken with upstream irrigator Brad Day, who states that there are senior water rights that are using water upstream of the headgate. Sharon Caulfield noted that she is a member of the Little Elk Creek Board and the board has engaged Clark Hill, a water law firm, to evaluate whether there are means to address these shortages by analysis of whether the LEC Ditch water rights are being met or undermined.

5. Water flow on Alexander. Some neighbors who receive Little Elk Creek Ditch water also have had difficulties of flow access due to the structure of the laterals within the neighborhood. Kate Braisted has not had flow during low periods due to water storage in the Nunn pond. The Board asked HCUS to ensure that all irrigation ponds have sufficient bypass structures to ensure that the ponds need not be completely full before overflow will provide service to neighbors.

6. **ACA**

7 Alexander Avenue ditch issues. The Board (as ACA) discussed whether any progress had been concerning the improvements to the ditch installation at 7 Alexander Avenue. James Gordon stated that he has met with Derek Walter, the engineer for the property with Boundaries Unlimited, and that the issue has not been permanently resolved. James recommended waiting until the end of the irrigation season to meet again with Derek Walter for an engineering inspection. The Board restated its requirement that updated landscaping drawings, to include ditch structure systems, must be received from the construction contractor as soon as possible.

258 Little Elk Creek Avenue water sharing issues. Prior to the meeting, the Board had received drawings from Jill Sabella at 258 Little Creek Avenue to show the new ditch flow across her property which is intended to resolve the long-standing dispute between Sabella and the Voorhees neighbors. The Board approved the project as shown on the drawings.



7. **Old Business**

Wells Fargo Accounts. Beth Hoff Blackmer reported that she and John Ott had withdrawn all funds from Wells Fargo and closed the LECVHOA accounts with that bank. The funds were deposited immediately into a CD with Alpine Bank at a rate of 3.5% per annum.

Policies and Articles of Incorporation Updates. Will Rutledge had provided a range of potential fines and fees to be applied under an updated LECVHOA policies enforcement program. Will and Sharon will work together to make a more specific proposal for board review. In light of the late hour, the Board deferred consideration of document management and financial data sharing policies. Sharon Caulfield will begin a process to create Amended and Restated Articles of Incorporation to be proposed at next year's Annual meeting, working with Will Rutledge and the Association's attorneys.

Conflict of Interest forms. Board members were reminded to sign and return the annual conflict of interest forms for the Association's records.

8. **New Business** None was raised

The meeting was adjourned at 8:45 pm.

The undersigned, being the duly elected Secretary of the Association, certifies that the foregoing minutes were approved by the Board of Trustees at a duly called and held meeting of the Board conducted on the 9th day of September 2026, at which a quorum was present.

The undersigned further certifies that the foregoing document accurately reflects the final version approved by the Board, including any revisions approved during the meeting. After adoption, the final adopted version was converted from Word format to PDF format for retention as an Association record. The PDF was created to preserve the contents of the adopted policy/resolution in a fixed, accessible, and reproducible form.

Secretary