



## Board Meeting August 2020

Thursday, August 13th, 2020

### ONLINE ZOOM MEETING

The August meeting was held at the Common Space near the playground as the Firehouse was unavailable due to Covid 19 considerations.

In attendance were Trustees John Ott, Steve Whitelande, and Joe Carlson, Tim Vogel has sold his home and resigned from the Board, and newly elected Trustee Dave Mullaney was unable to attend. Owners present were Kent and Beth Blackmer and Dan Harris. Also present was Manager Keith Edquist. Bookkeeper Kim Clinco provided financial information by hard copies delivered by Edquist.

Meeting topics: Extended public comment regarding ACA landscape issues and other unreviewed exterior changes to lots; Update on metering costs, street meter costs, excavation contract, legal matters regarding metering and easements; Notice of Deficiency letter from the State expected due overuse of water; discussion regarding Trustee appointment to replace Vogel; agreement to meet via Zoom for Board appointment and motion for funding the metering project. Review of informational letter to be sent to owners regarding the metering project, costs, staging, start times etc.

### Approval of Minutes

the Board was sent the minutes of the May and July Board meeting minutes for review prior to the meeting. Both sets of minutes were approved without changes and will be posted to the website.

### Public Comment

Owners Kent and Beth Blackmer attended to register concerns about work on properties moving forward without ACA submittals/acknowledgements/reviews. Management noted ACA submissions have been complicated by lack of meeting space due the Covid pandemic and unilateral owner actions on parts of the parties unnamed herein. The Trustees were urged stem these covenant non-compliance issues. No decisions by the Board in this regard were made at this meeting. The Blackmers left the meeting shortly after 7 pm.

### Financials

Kim Clinco provided balance sheet and profit and loss statements as of July 31st. The balance sheet showed total assets as \$868,880 of which \$824,085 were capital reserves and the operating fund balance \$44,795. There is little significant expense to report this early in the fiscal year. The aging report showed \$880.68 from 2 owners over 60 days past due. Management will contact these owners for information and payments.



### **Water System**

Dan Harris reported on current water use, which is still high for this time of year at 40,000 gallons per day. He believes this is partly due leaks but still suspects potable water is being used on landscapes. A general email on such use and fines had gone out to all owners/tenants earlier this month. Dan said he had communications with the Colorado Division of Water Resources and expected to have from them a "Notice of Deficiencies" letter relating to overuse of water per the Little Elk decree.

There followed discussion regarding funding the metering project, including installation of the three street meters previously ordered, and with confirmation of the expected expenses and the status of the reserve account with these expenditures. These figures have been provided to the trustees in recent summation emails from Mr. Harris, and a draft letter of communication prepared to send to all owners. This letter, with costs and expected scheduling for the work, is to be edited/updated and sent prior to the expected start date of the excavations and meter pit installations on August 24th.

Dan reports that some lots have been staked for excavation, with the goal of installing two meter pits and meters per day. When available, Timberline Excavation will send a second crew out. Concurrently the cell phone system for reporting usage will be coming and should be integrated into the project as soon as possible. Timberline does not believe permits are necessary for this work, but Harris was asked to check again with that vendor and with another doing similar work in Pitkin County on the need for permits and agreed to do so. He said also he would be sure LECVHOA is named as an additional insured on the Timberline insurance policy and would provide Timberline's contract for this project for Board review.

There were no Trustee questions in regard to final cost estimates or legal advice received in regard to the rights of Little Elk to install meters in the utility easements surrounding each lot in the subdivision. Trustee Whitelane asked if there should not be a third party observer or quality control function for these installations, but there were no ideas on whom this might be forthcoming. Harris said he knows Timberline warrants its work, and that information will accompany the project contract.

This brought discussion to a draft motion for funding the metering project from the capital reserve account, which has been the substance and direction of discussions of the project for several months. The motion was tabled for review and revision, and will be the subject of a Zoom meeting of the Trustees set for Wednesday August 19th, at 7 pm. The Trustees will finalize the language and inclusions to the informational letter to be sent to all owners regarding the project. Also to be addressed will be appointing owner Tony Rizzo to the Board to fill the balance of Tim Vogel's term (through June of 2021). As necessary other unresolved issues surrounding the metering project can be addressed at that time, when a more complete representation of Trustees is expected to attend.

### **Updates**

Edquist reported on the relative costs of trash and recycle services from vendors Waste Management (WM) and Mountain Waste (MRI) which are comparable but not apples to apples comparisons. Questions for MRI include provision of bear resistant containers, availability of smaller recycle bins, and



direct billing of customers using driveway services. For WM the concerns are the existing contract and costs to the HOA and owners for their efforts to comply with the Pitkin County ordinance which encourages less trash production and more recycling. There is also the inconvenience factor of changing out the existing containers, whether WM or MRI is the chosen vendor. The proposals at present are not in a format to make it easy to determine which is more favorable. Management is to clarify and sum up the pros and cons for Trustee direction on this contract.

#### **Other Business**

management was directed to purchase a dog bag dispenser and waste collection basket for placement near the playground. Maintenance and removal of waste from the container is a poker chip in the trash and recycle contract bidding, as this will be the most reliable way to handle the waste.

Trustee Whitelande said he had looked further into the responses to the short term rental poll, beyond the majority's endorsement of being able to rent all or parts of a Little Elk home, and noted while most owners wanted to preserve that right, most also wanted some sort of limitation on how short a term of rental would be acceptable. He said it seemed a 4 month minimum was a common thought.

Short of an amendment to the Declaration, management could suggest only creation of a rule and regulation document to attempt to control such usage. There was also discussion in this regard of having a neighborhood directory, so that owners could self-help with rental problems that affect them. Such a Directory could be sent out to owners, but from experience with this management knows not all will provide contact information. The topic again brought into discussion amendment of the Little Elk covenants, and that it might be time to revisit required changes there.

There being no further business to come before the Board, the meeting was adjourned at 8:15 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President