



## Board Meeting – August 2019

Wednesday, August 14th, 2019

The August meeting was held at the Firehouse. In attendance were Trustees John Ott, Steve Whitelander, Tim Vogel and newly elected Trustee Joey Carlson. Trustee Harvey Paparo was unable to attend. Owners attending were Greg Goebel and Dan Harris. Also present was Manager Keith Edquist. Bookkeeper Kim Clinco was unable to attend.

**Meeting topics:** ACA reviews Vonderhorst paint colors, Loebel garage addition, Gates solar panels addition; review of current financials. Discussion regarding metering and current water use, possible locations for an auxiliary water tank, paving at Driskell, dip markings on the roadways. Discussion regarding horses in the green space, ditch managers access to properties and issues surrounding that.

Approval of Minutes—the Board approved the minutes of the July 10, 2019 meeting. These will be posted to the website.

**Public Comment-**None.

**ACA-**the Trustees reviewed, and approved, a submission from owner Vonderhorst proposing changes to siding and trim colors on his home on Little Elk Creek Avenue, which were accepted by the Trustees. Management to notify Mr. Vonderhorst.

Owners Evalyn Gates and Eric Pelander submitted for the addition of solar panels to their home on Haystack, which submission was also approved. Payment of a \$3000 construction deposit is required as this work will require a county permit. Gates to submit same to the POB 420 address. Management retained this plan set.

Owner Greg Loebel submitted plans for a garage addition to be finished as are the existing buildings on his lot on Little Elk Creek Avenue. There was concern regarding labeling on an existing structure and in respect of the total floor area of all buildings with this garage addition. Mr. Loebel was asked to re-submit plans correcting the labeling and indicating the total number of square feet of all structures. This will be forwarded to management when completed for further review by the Board. Approval is expected with these changes/specifics provided. Management did not retain this plan set pending requested labeling changes.

**Financials-**Kim Clinco was unable to attend, but sent balance sheet and profit and loss statements as of July 31, which date ends the first month of the LEC fiscal year. The balance sheet showed total assets as \$733,770 of which \$654,753 were reserves and the balance operating funds. There were few expenses to report so early in the fiscal year.



**Water System**-Dan Harris reported on his research into meters and metering the LEC water system. He has discussed with an excavator the costs for installation of a water proof meter, readable by cell based wireless technology, and installed in concrete pits. There was discussion over how and where such pits and meters would be sited given the various lengths of service lines and location of curb stops. Lots of leg work will be required to determine this and how it will play into overall costs. Edquist said it would be important to locate each meter either on the utility easements surrounding the lots, or within the road rights of way.

There was further discussion in regard to how to pay for this major modification to the system, with, at this time, most consideration going to a combination of owner funds and owner funds coming from the capital reserve account. Harris was seeking an opinion from the Board as to whether continuing in this direction with the meters and funding was a good idea. There was general agreement that it was, given the straw poll taken at the annual meeting that supported metering. Harris will continue to investigate wi-fi cell reception for metering in LEC.

Dan then gave a report on water use and said that it has been 'bumping up' from a recent 34,000 gallons per day to 44,000. He was to test the Haystack line the following Friday where he expects there is a leak of perhaps 7,000 gallons per day. He said there may also be a leak on Alexander Avenue near the bottom of that street. He will be using the Aquaphone to test for water sounds at each suspect curbstop. He continues to feel there may be a "water thief" as the tank is draining in the 3-4 hours from midnight onward.

Harris also discussed his research into an auxiliary water tank, saying there is room for such on the present main tank easement. There is an old 10,000 gallon tank there and he is investigating its condition and whether it might be rehabilitated, but that was not looking like the best course. The present tank is 27 years old. Alternately, he is looking into placing another well or being able to pump directly from the ponds should an emergency water shortage arise. Last he asked the Board's approval for his sending out a email/letter regarding illegal uses of the system water and the consequences of that, including the \$1000 fine that has been much discussed in the past year.

**Updates**– Edquist reported that the playground irrigation system may need attention, and has asked the vendor to mow another less wet path through the south end of the open space. He said weed control there and on the street rights of way had been completed.

He asked for the Board's thought on street marking the bumps and dips now that the paint has faded. As there have been no comments on this, the Trustees opted not to renew these markings at this time. Similarly, the pavement issue on Driskell was deemed not of sufficient urgency to engage excavation and water seep control. This would be necessary prior to rebuilding the road sub base in this 40 yard long area and repaving/chip sealing there.



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Keith reported that the Irrigation Pond Creation and Water Tap Procedures and Regulations documents had been posted to the website. He said also that the finalized Investment of Reserves Policy could be posted there after signature by Board Secretary Harvey Paparo..

#### **New Business**

There had been an email to management about pasturing horses in the common space and this topic was discussed at some length but without resolution. There are concerns about liabilities, clean up after horses, possible fees for such uses, waivers etc. The Trustees are not necessarily against such use, but believe there should be greater or additional controls of some nature in place.

President Ott offered to speak with owner George Johnson in respect of owner's requests to be contacted or notified of him coming onto their properties. Clearly the association has that right per the covenants, but the time involved is minimal and the courtesy extended by announcing his presence to these owners on their properties to inspect ditch flow will go far.

**Unfinished Business** — Formulation and final distribution/publication of a Water Policy, tabled in April, was not discussed at this meeting. Nor was amendment/changing of the covenants or covenant enforcement. Edquist had not brought copies of the leak protocol formulated in 2010 by Dan Harris for review and discussion, so this item also will be carried forward to the September meeting.

There being no further business to come before the Board, the meeting was adjourned at 8:40 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President