



Board Meeting – September 2019

Wednesday, September 11th, 2019

The September meeting was held at the Firehouse. In attendance were Trustees John Ott, Steve Whitelane and Joey Carlson. Trustee Harvey Paparo and Tim Vogel were unable to attend. Owner attending was Adam Wolk and his architects Matt Armentrout and Brian Golden. Also present were Manager Keith Edquist and Bookkeeper Kim Clinco.

Meeting topics: ACA reviews Wolk conceptual review of proposed home, Rizzo re-roof, Voorhees solar panel addition. Review of current financials. Review of email from Dan Harris regarding metering and current water leaks and use. 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 August 14, 2019 meeting. These will be posted to the website.

Public Comment-Owner Steve Smart asked his email regarding and opposing having horses in the open space was read and copied for the benefit of the Board.

ACA-the Trustees reviewed conceptual plans for the Wolk residence eventually to be constructed on the vacant lot 36, Block 1. Mr. Wolk was advised of the ACA monthly reviews held the second Wednesday of each month, and advised of the water tap fee, construction deposit fee, and the need to replace the existing water line in its entirety when building commences. This home may also be the first in the subdivision to install a meter pit for monitoring water usage. The architects were encouraged to work with Manager Edquist regarding submission requirements and samples over the coming months.

The Board also considered a request from owner Peter Voorhees to place additional solar panels on one of his buildings, and a request from owner Tony Rizzo to re-roof his home (shingle of proposed color was supplied). The ACA approved both requests on the condition that neighbors acknowledge the plans in both cases and that such acknowledgements are to be supplied to Manager Edquist and consequently to the ACA.

Financials-Kim Clinco provided balance sheet and profit and loss statements as of August 31. The balance sheet showed total assets as \$727,562 of which \$694,753 were reserves and the balance operating funds. There were still few expenses to report this early in the fiscal year. Tax preparation expense exceeded the budget, as there were both the 2017 and the 2018 returns prepared. There were appropriate checks signed for the 2017 federal and state returns. Office supplies were over due to the subscription to the Colorado Rural Water Association. This expense is to be moved to water system operations expense. The aging report presented no concerns as all owners are current, and none over 30 days due.



Water System-Dan Harris sent an email prior to the meeting recounting finding a leak at a Driskell residence which accounted for a significant portion of the system use. However, he still believes there are other active leaks on the system. The Colorado Rural Water Association sent out a 'circuit rider' last week to assist in finding suspected leaks and that person was of some help with their equipment and advice to Dan as to how to isolate various system sections for testing. Trustee Carlson attended with the CRWA personnel and Dan in the leak hunt. Testing will continue as too much water is still being used for comfort going into the winter with the lowering water tables that always come in the cold months.

Harris also provided welcome news regarding the ability of the meters he is looking to report wirelessly by cell based services. He provided an estimated cost for 80 meters, setup and annual monitoring that totaled about \$34,000. This does not include the actual meter pits or costs associated with installing and locating those, which will constitute the greater part of the final expense.

Updates- Edquist reported that the playground irrigation system estimate to optimize operations and coverage there would cost \$750-900, and received approval to have this work done. No Swimming signs have been erected in accord with insurance requirements. Weed control of open space and road sides has been completed. Polyurethane was applied to playhouse climbing wall, to complete work there.

Keith brought the finalized Investment of Reserves Policy for Secretary Paparo to sign this evening, but he was not in attendance.

New Business

There had been an email to management about pasturing horses in the common space and this topic was again discussed, ending with a decision to deny such use until and unless appropriate limitations, including a waiver a liability, are adopted and restrictions emplaced. The Trustees are not necessarily against such use, but believe there should be greater or additional controls in place.

President Ott has spoken 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.

John was to forward to Manager Edquist a draft survey which may be sent to owners regarding short term rentals of the nature of AirBnB or VRBO taking place in Little Elk. The draft is to be refined, sent to the Trustees for review and possible distribution.

Unfinished Business — The leak protocol formulated in 2010 by Dan Harris for review and discussion will be carried forward to the October meeting. Edquist recited a current list of trailers, rvs, etc. presently to be seen around Little Elk to bring into focus the extent of these for the Trustees.



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There was discussion of creation of a path to the open space from the corner of Driskell and Davidson, and Edquist was to contact the contractor brought in to replace the leaking water line on Driskell to see if this project can be tagged onto the water line dig.

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