



## Board Meeting – September 2018

Wednesday, September 12th, 2018

The September meeting was held at the Firehouse. In attendance were Trustees John Ott, Harvey Paparo, and Steve Whitelande. Trustees Tim Vogel and Peter Voorhees were unable to attend. Also present were owners Eddie and Sharon Kessler, Kent Blackmer, Manager Keith Edquist and Kim Clinco of Rocky Mountain Accounting Services.

**Meeting topics:** ACA Kessler exterior colors, irrigation pond and water tap plans, landscape and grading plans, written water system report from Dan Harris, update on the workcomp policy revised to cover Harris, need for a contract with Environmental Process Control discussed along with revisiting the ACA Guidelines.

**Approval of Minutes**—the Board approved the minutes of the August 8th, 2018 meeting without changes. These will be posted to the website.

**Public Comment**-none

**ACA**-Owners Eddie and Sharon Kessler came with samples of the vinyl cladding, roof shingles, masonry stone and exterior colors to be used in construction of their addition. Also provided was a grading, drainage and water retention plan required by Pitkin County. Mr. Kessler had a plan for an irrigation pond, but it was not drawn to scale and not shown on the plan view of his home and lot previously submitted. He said he planned for pumps for the pond both to draw water from the ditch and to return it there. It is possible that both pumps may need to run continuously to bring water back to the ditch line.

No plans for either landscape plantings or tapping the LEC main water line for a 2 inch tap were supplied at this meeting. Mr. Kessler he would work both with Dan Harris and George Johnson in regard to his water tap and irrigation pond, respectively. A final landscape plan will be required and need ACA approval prior to planting. As with the construction plans, this plan must be reviewed and acknowledged by his neighbors and thereafter brought to the ACA for review.

In regard to the water tap fee, which is \$1500 when a new tap is made, the ACA will determine the appropriate fee, if any, for replacement of an existing 1 inch tap with a 2 inch tap on the system. It is likely the water tap procedure and fee will need revision, as the Kessler situation may become more common as homes are bought/sold and remodeled.

**Financials**-Kim Clinco of Rocky Mountain Accounting provided financial reports as of the end of August, and an aging report as of 9/10/18. She again noted no unusual expenses so early in the fiscal year. The balance sheet showed an operating fund balance of \$15,051 and a reserve balance of \$554,988. Management is to contact owners with outstanding assessments beyond 60 days by following up on the



Notice of Default letters sent in August. Should it become necessary the next letters will be Notice of Intent to Lien Property.

It was determined that there were as yet no new signers on the association accounts at US Bank or Community Bank. President Ott is to coordinate removing old signers and getting additional present Board members as signers on these accounts.

**Water system report**-Dan Harris sent the Trustees a lengthy email on the water system on September 12th. To summarize:

Daily use dropped from near 40,000 per day to 22,000 per day after repairs were made to leaks at Myers and Paparo. Recent use has again gone up to about 28,000 gallons per day. Dan believes there are still leaks on the system, but will monitor use to try to determine where to look next. While the wells can handle this in the summer time, they are hard pressed to do so in the winter. He hopes use will subside to about 15,000 gallons per day over the winter months, which is sustainable.

CDPHE has required another private water system to install backflow prevention devices at all homes, and that is a concern should the State mandate this for Little Elk Creek. Such devices prevent contamination of potable water by irrigation water, and might come into play should any homeowner have a dual sourced water system set up to use both irrigation and potable water on their landscape. Dan emphasized that the issue of connecting lawn sprinkling to the domestic system brings back the need for this Board to emphasize or renew the \$1000 fine for such sprinkling. He also said he liked Trustee Ott's idea of an increasing fine for any such use if repeated.

Last, in relation to the Kessler need for a 2 inch water line to address a fire suppression system in the home, Dan said he would work with Mr. Kessler and his excavator, and that the Board would have to approve installation of a 2 inch water line, but that he is alright with that. He said he would request Kessler install backflow prevention devices on the domestic and fire systems, and divide the two inch line into one inch lines for each when they enter the home.

**Updates**-Edquist provided and had sent to all owners the Pitkin County Emergency Management website for reference in regard to who/what/where in the instance of another emergency such as wildfire or power outages. Owners can register to be contacted at [pitkinalert.org](http://pitkinalert.org)—The local government contact is Valerie MacDonald at the Pitco office of Emergency Management (<https://www.pitkincounty.com/190/Emergency-Management>).

Edquist said he had received insurance certification for Environmental Process Control as water operator. The Trustees agreed that as the vendor most closely associated with the domestic water system, it would seem appropriate to be operating on a contractual basis. Management is to try and secure a draft contract for review at the October meeting.



Little Elk Creek Village  
Home Owners' Association  
Post Office Box 420  
Snowmass, CO 81654-0420

---

Per Trustee request at the August meeting, late fees are addressed in the revised covenants at item number 16 e, which allows for a \$100 late fee for payments not received within two quarters of being assessed.

**New Business**-Past owner Tim Cottrell sought and obtained the opportunity to plant a small blue spruce in the area southwest of the playground, in honor of his daughter, who grew up in the Little Elk Creek subdivision.

**Unfinished Business**-Edquist indicated Owner Beth Blackmer is willing to head up the covenant change committee. The Trustees indicated they would like to proceed in that direction, with an expressed desire to have something simpler presented for approval.

Owner Paparo said it is his belief that the Edelson home is still conducting a business on site, with two cars a day—presumably employees—there on a regular basis.

**Next meeting**— the October meeting will be held the second Wednesday of the month, October 10th.

There being no further business to come before the Board, the meeting was adjourned at 9:05 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President