



**BOARD OF TRUSTEES REGULAR MEETING  
MINUTES OF SEPTEMBER 13, 2023**

Trustees Present: Carolyn Heldman Rovira, Sharon Caulfield, Tony Rizzo, John Ott  
Griff Foxley, absent

Manager(s) Present: Roy Saba, Keith Edquist, Kim Clinco

Homeowners present for some or all of the meeting: Chad Clark

1. **Quorum and Minutes**

The minutes of the Trustees meeting of August 9, 2023 were approved without change.

2. **Public Comment** and General Trustee Comments if any.

None

3. **Consent Agenda Written Reports**

The financial reports for August 31, 2023 were reviewed with Kim Clinco and accepted. Kim noted that due to some expenses from the prior year paid after the July 1 start of the fiscal year, expenses appear higher than expected. There is no need to remove any of the funds invested in the higher-interest CDs as there will be sufficient 4<sup>th</sup> quarter income in October to cover expenses.

Keith Edquist's monthly management report was received.

Roy Saba's monthly water report was received.

The three policies reviewed by attorneys Moeller-Graf are ready to be posted on the website.

These are: Conduct of Meetings; Renewable Energy Devices, and Adoption of Policies and Procedures.

4. **Consideration of Items removed from Consent Agenda**

None.

5. **Additional Comments from Roy Saba, Water Operations manager**

The repairs at the pump house have been substantially completed. In a meeting on September 8 with President Tony Rizzo, representatives of SGM (system engineers) and EPC (water system contractors), Lucas from Timberline Construction, Dan Harris, and Roy Saba, the project was reviewed. The well lines for all three wells have been replaced, and curb stops and tracer lines have been installed so that these lines can be better monitored in the future. The project will cost approximately \$50,000. The project was designed to enable an efficient placement of the green sand pit next spring to address the copper exceedance issue, and CDPHE has approved an extension of this next effort until the end of June 2024.



The Association has received a proposal for the removal of trees at the pump house, from DHM. The proposed price is high: \$64,000. The goal is to ensure that the trees are not sucking water out of the groundwater recharge that supplies our pumps. This project will be treated as a capital expense.

These projects will take the \$50,000 of budgeted capital expenses for the pump house, as well as an unbudgeted amount from the capital reserves, to be determined when the tree removal project is fully contracted with DHM or another provider.

Alan Richman's water line project has been completed, at his expense per the policies.

Ditch closure dates were tentatively set for the first week of October (B-W Ditch) and November 1 (LEC Ditch.)

6. **ACA**

Ray Ives' next project at his house at 15 Katydid is to repair the shed that was formerly a horse barn. The ACA approved this project.

Chad Clark presented the irrigation plan for his new home on Haystack. Irrigation will be pumped from the ditch that borders the Clark/Kaplan property and Ray Ives' property to the south. No irrigation pond will be created. The irrigation plan will be added to the DHM database that tracks the irrigation arrangements throughout the community. The Clark/Kaplan landscaping plan had been submitted a few months ago but had not yet been forwarded for neighbors' comments or ACA approval. Having received and reviewed the plan during the meeting, the ACA approved the plan assuming that no significant negative neighbor comments are received.

6. **Old Business**

Roads, Chip Seal. The chip seal and asphalt projects have been completed. The Board was disappointed that the size of the chips in the road cut repairs was not the same as the chip seal material used on the rest of the roads.

Water easement with Andy Wiessner. The project to separate Andy Wiessner's irrigation system from the LECVHOA domestic water supply is complete, and both parties have signed the updated easement documents. The Board asked Sharon Caulfield to obtain a final review by Dan Harris, and if that review indicates that Andy is accessing LECVHOA water solely for domestic use, then bookkeeper Kim Clinco is authorized to cut the check to Andy for the LECVHOA share of the project.

Playground Refurbishment. Tony Rizzo has re-evaluated the replacement parts for the playground equipment and estimates a cost of \$2500. The Board unanimously approved the expenditure, and thanked Keith Edquist for his plan to sand and re-stain the structure. The Board is still determining the best replacement ground material for the playground, so this



material will not be changed out until spring. The removal of trees in that area will create a more “park-like” setting.

Community Picnic September 30, 2023. Sharon Caulfield reported that Rene Tonare has generously offered to help organize the community picnic scheduled for September 30.

Adger water tap. The Board approved the language of a letter to be sent to Allen Adger, who owns a property that is comprised of an LECVHOA lot combined with a property that opens onto Capitol Creek Road. Mr. Adger’s property is for sale and the letter reminds him, respectfully, that his existing LECVHOA water tap cannot be replicated should a second house be built by a new owner. That means that a new owner will need to use the landowner’s non-HOA water rights for any additional water service.

Mullaney Project progress. Tony Rizzo reported that the LECVHOA letter urging better compliance with construction covenants has been delivered to the Mullaney family, and they have indicated that substantial progress will be made by the end of October.

Entrance Plan for Capitol Avenue. Sharon Caulfield presented the initial draft of a landscape plan for Capitol Avenue that would be a joint project of the Mullaney and LECVHOA on their adjoining properties. The Board expressed initial approval for the design concept and asked Sharon to continue to refine the project with the Mullaney and to continue to seek community input to see if a mutually beneficial agreement can be reached.

EPC Contract. Keith was tasked with getting the EPC contract completed. Key is to obtain the EPC Certificate of Insurance.

**7. New Business.**

Snow Removal. Keith Edquist reported that the snowplow driver who has provided services in LECVHOA through Daly services has established his own company. Daly has encouraged LECVHOA to continue to work with the current snowplow driver in his new company. The Board asked Keith Edquist to determine how to move forward with a contract for this new company.

Policy Updates. Sharon Caulfield will be bringing additional policy updates for Board review.

Boram and White. The Board asked Tony Rizzo as President to request more disciplined and accountable billing procedures from the Boram and White Ditch Company. For now, the Board unanimously agreed to pay the amount presented in the LECVHOA budget for Boram and White expenses, but not more.

The meeting was adjourned at 9:15 pm.