



**BOARD OF TRUSTEES REGULAR MEETING
MINUTES
SEPTEMBER 14, 2022, 6:30 PM ZOOM**

Trustees Present: John Ott, Tony Rizzo, Griff Foxley, Sharon Caulfield, Clay Stranger
Manager Present: Keith Edquist and Bookkeeper Kim Clinco
Homeowners Present for some or all of the meeting: none

1. Quorum and Minutes

- Five Trustees were present, constituting a quorum.
- The Minutes of the Board's meeting of August 10, 2022 had accidentally not been distributed and will be addressed at the October meeting.

2. Homeowner and Board Comments

Bank Accounts. The board discussed working to ensure that the signature and on-line access authorizations for all LECVHOA bank accounts are up to date to facilitate ready access to financial information, especially for bookkeeper Kim Clinco. Treasurer Griff Foxley will work with Kim and the trustees to ensure this transition. The board also will seek a debit card on the checking account to make it more efficient to make small purchases, such as for landscaping and water system supplies.

3. Consent Agenda Reports.

The financial reports for the month ending August 31, 2022 were approved unanimously.

4. Consent Agenda Items removed for further discussion: None

5. ACA reports.

Keith Edquist reported that he had performed the foundation review (as described in the Architectural Guidelines) on the Clark project on Haystack Lane. He reported that the foundation outlines are consistent with the plans approved under the ACA Guidelines by the HOA.

6. Old Business.

- Entrance Landscaping Committee. Sharon Caulfield had met earlier in the day with Eddie Kessler, Nancy Lovendahl, Beth Meagher, Beth Blackmer, Dave Mullaney, and Michael Vernon who have volunteered to help the Board as an Entrance Landscaping Committee. The group will meet on September 15 at the entrance; an interim report will be issued. Vyonne Minceberg, Julie Myers, and Kate Braisted have also asked to be involved.
- Reserve Study. Keith Edquist has met with Reserves Association representatives and is now engaged in responding to email follow up questions.
- Water Study. The DHM water study was reported to be in DHM internal review and will be ready for consideration by the Board at the October meeting.
- Copper Control. The report on copper control measures within the water system is being handled by EPC and further information will be provided to the Board at the October meeting.
- Email communications. Tony Rizzo has worked with Keith Edquist to prepare a means for any board member to issue an email communication to residents pursuant to the Policy on Use of Communications with Members and Residents as shown on the LECVHOA website.



- Road repair. Keith Edquist reported that it is difficult to get bids at this time for a small road repair project such as LECVHOA but he is working diligently to do so.
- Water Attorney. The LECVHOA has water issues that must be addressed. Sharon Caulfield reported that she has been unable to obtain an engagement letter from Balcomb and Green yet but expects to have the engagement letter soon, and she will then deliver the documents related to the Wiessner easement project to begin work on that matter.

7. **New Business.**

- Boram and White Ditch opposition to Two Creeks LLC application for new ponds. The Board acknowledged its August 30, 2022 online vote to support the opposition water court filing of the Boram and White Ditch to the application of Two Creeks LLC for an augmentation plan that would allow Two Creeks to create two additional ponds on the Two Creeks property (in addition to its current irrigation pond). The vote was three in favor of support for the Boram and White opposition filing (Caulfield, Foxley, Ott), with two opposed (Stranger, Rizzo). The basis for the support for Boram and White's position was that Two Creeks LLC is at the end of the Boram and White ditch laterals and there is not enough water in those laterals in any year in recent memory to fill the proposed ponds. Should the ponds happen to be filled, the impact upon the minimum stream flows in Capitol Creek would be significant, as identified by the Colorado Water Quality Control Commission. Further, should the ponds be unsuccessful under current conditions, the Board was concerned that Two Creeks LLC would seek to require Boram and White Ditch members, such as LECVHOA, to change their water delivery system and increase the amount of water flowing through those laterals ditches, at an unknown but potentially significant cost. The first court hearing for the matter will be held on October 27, 2022. LECVHOA will not have any direct involvement in the court proceedings, but will be required to provide the financial support that is consistent with LECVHOA's membership percentage in the Boram and White Ditch.
- LECVHOA board email capacity increase. It has become clear that the LECVHOA board email capacity is insufficient. Members have found their emails full at 100%, and have sometimes not received communications. This is not good for the records retention of the LECVHOA as board members have to delete content. Tony Rizzo will look into the cost of increasing capacity.

8. **Adjourn.** The meeting was adjourned at approximately 8:10 pm.

**The next regular meeting is scheduled for October 12, 2022 at 6:30 pm by Zoom.
(The meeting was subsequently postponed to October 17, 2022.)**