



Board Meeting – October 2019

Wednesday, October 9th, 2019

The October meeting was held at the Firehouse. In attendance were Trustees John Ott, Steve Whitelande, Harvey Paparo and Tim Vogel. Trustee Joey Carlson was unable to attend. Present for the ACA presentation for the Wolk home was Architect Matt Armentrout. Also present were Manager Keith Edquist and Bookkeeper Kim Clinco.

Meeting topics: Review of September financials; ACA preliminary review of Wolk proposed home, and the Rizzo re-roof, Voorhees solar panel addition approvals; Dan Harris was unavailable regarding metering, but reported a significant leak at the Gardner residence. Policy on Reserve Investments signed by Secretary Paparo, and to be posted to the website under the heading of Responsible Governance Policy. Discussion regarding possible path to green space from the corner of Driskell and Davidson. Trash and recycle services and equipment discussed; poll regarding short term rentals (less than 4 months) to be mailed to owners; approval of irrigation head gate improvements at Davidson.

Approval of Minutes—the Board approved the minutes of the September 13, 2019 meeting. These will be posted to the website.

Public Comment-None

Financials-Kim Clinco provided balance sheet and profit and loss statements as of September 30. The balance sheet showed total assets as \$745,574 of which \$694,753 were reserves and the operating fund balance \$50,821. Income for the first quarter was a 24 percent of the budget and total expense through September was 19 percent. There have been no expenses charged to the reserves to this point in the year. The aging report presented some concern as three owners are not current with assessment payments.

ACA-the Trustees reviewed preliminary plans for the Wolk residence eventually to be constructed on the vacant lot 36, Block 1 on Little Elk Creek Avenue. Architect Matt Armentrout presented a 24 by 36 plan set including roof, site, elevation and floor plans, as well as color photos of renderings showing the complete home in colors similar to those on the sample board also submitted. Management will forward a letter regarding this review and next steps required of the Wolk's for final approval.

Management also stated that neighbors had acknowledged the plans from owner Peter Voorhees to place additional solar panels on one of his buildings. Owner Tony Rizzo also submitted to management via email the acknowledgements of his neighbors to re-roof his home. Manager Edquist had provided to both owners by email ACA approvals to proceed, as was documented in the September minutes.



Water System-Dan Harris sent an email prior to the meeting stating a significant leak had been located only a day or two before, which may have been responsible for as much as 20,000 gallons per day of water loss. This was in a home serviced by a 30 plus year old service line, which had leaked in the past. This relieved a great deal of pressure on the pumps, filters and overall system.

Harris, while unable to attend the meeting, provided emailed background information regarding meter pits, read outs from same and further inquiries into the type and placement of such equipment on the water system. Trustee Tim Vogel suggested that the November meeting of the Trustees devote itself largely to consideration of this topic. He emphasized that it is a critical and potentially complicated matter involving all owners and the efficient and continued operation of the water system. This will therefore be the main topic of the November meeting.

Updates— Edquist reported that the water system hydrants had been inspected and exercised, numbered and painted. He said there were minor problems with some street valves and that the vendor was to work with Dan Harris to resolve these. Keith also said the playground irrigation had been winterized, and that the previously approved additions to the irrigation system could be made next spring. Finally, he reported that the amended and finalized Investment of Reserves Policy had been signed this evening by Secretary Paparo, and is to be posted to the website under the heading of Responsible Governance Policies.

New Business

Management has had communication regarding the trash and recycle vendor, and provided the Board with the contract currently in place with Waste Management. From observation it is clear some owners do not have the specified bear resistant containers. Management was asked to have any such replaced, as bears are active in LEC each year. It is noted that some owners persist in putting out trash on Monday nights—clearly bear lures which should cease. New Pitkin County guidelines regarding trash vendors and recycling requirements will play into any changes made to trash and recycle services.

Manager Edquist had a draft survey regarding short term rentals of the nature of AirBnB or VRBO taking place in Little Elk. The draft is to be refined, and sent to owners by mail with a stamped return envelope so as to gauge the attitude of owners to this practice. Once the results are collected they will be shared with the owners. At this time it is Management's understanding that the only effective prohibition for such use would require amendments to the covenants.

Unfinished Business — The leak protocol formulated in 2010 by Dan Harris and updated this past April was reviewed and revised. When completed it will be forwarded in draft form to the Trustees, and when approved will be posted to the website.



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There was again discussion of creation of a path to the open space from the corner of Driskell and Davidson. There will need to be some thought given to the details of such a trail, and the gates from same opening into the open space.

Trustees were provided with a draft of the Emergency Water Policy which was reviewed and suggestions made for its revision. This will be done and a new draft proposed for approval. When approved this will also be posted to the website—littleelkcreekvillagehoa.com

President Ott presented a request from George Johnson to improve the headgate at the Fusaro property on Davidson, using maintenance funds in the budget for the Boram White Ditch Company. This use was approved by the Trustees.

There being no further business to come before the Board, the meeting was adjourned at 8:30 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President