



Board Meeting October 2021

Wednesday, October 13th, 2021

ONLINE ZOOM MEETING

Trustees Present: John Ott, Tony Rizzo, Clay Stranger, Griff Foxley, Sharon Caulfield

Manager Present: Keith Edquist, Kim Clinco

Homeowners Present for some or all of the meeting: Stephen Whitelande, Tony & Marcia Fusaro, René Tornare, Dave Mullaney, Ray Ives. Also present were new residents Chad Clark & Jackie Kaplan to discuss 82 Haystack Initial Site Plan with the ACA, along with their attorney Sarah Oates and architect Matthew Smith.

Quorum and Minutes:

- All Trustees were present, constituting a quorum
- The Minutes of the Board's meeting of September 8, 2021 were approved unanimously and will be uploaded to the LECVHOA website

Public Comment and Board Reports:

- None.

Consent Agenda Reports: Sharon Caulfield moved, and Clay Stranger seconded, acceptance of the following consent agenda reports. The Board approved unanimously.

- Stop Signs
- Dog Station Locations
- Boram and White Ditch Letter – Approve Assessment Amount
- Covenants Group meeting schedule
- Proposed water issues resident meeting schedule
- Water system report
- Place final Sabella-Voorhees board letter in LECVHOA records
- Proposal for use of Survey Monkey



Architectural Review Authority:

- **The Board reiterated how important it is for residents to follow the Architectural Control Authority process outlined in the subdivision Covenants and other documents. The ACA protects our interests in our most important shared resources: water, viewsheds, infrastructure, property values, and good neighbor relations. It is not ok to go ahead with a project without ACA involvement. We know that it may feel like an imposition to seek ACA approval for actions on your property, but with ACA approval, hard feelings in the neighborhood may be warded off, relevant information can be identified, and good ideas can come through the consultation. The ACA also works in tandem with the Pitkin County regulations that govern our properties.**
- Site Plan Review for 82 Haystack: Jackie Kaplan and Chad Clark. The plans for the 2800 ft/2 house and 700 ft/2 garage were reviewed. The program for the housing project was generally very well received. Further information was requested about driveway materials; exterior lighting; how a detention pond/swale relates to the homeowners' proposal for irrigation source; and solar siting. The homeowners will come back at a later date with a fencing proposal. The homeowners will reach out to neighbors as required under the ACA and will bring that feedback as well as the requested additional information for consideration at the November 10 meeting. The board and the homeowners noted that there is a setback issue because an attached shed is only 28' off the property line, while the covenants require 30'. The board asked the homeowners to flag this slight discrepancy to neighbors during the neighbor consultation process. Unless there is a significant issue from the neighbors, the board will approve the 2' variance.
- Shed at 35 Katydid. Unfortunately, the shed that was approved by the ACA for 35 Katydid was not installed in the location identified in the approved drawings. The closest neighbor has complained because of view impacts. Sharon Caulfield moved, and Clay Stranger seconded, that the shed must be moved. If the matter has not been resolved before the November 10 meeting, it will be reviewed again.

Consideration of Items removed from Consent Agenda:

- Financial Reports were reviewed and accepted by unanimous vote. One delinquent assessment account will be given notice of default and may become the subject of a lien.
- Landscaping contract report for pump house: Stephen Whiteland has received landscaping contracts and with Tony Rizzo will choose a contractor and complete the landscaping project. Sharon Caulfield moved and Griff Foxley seconded the motion to approve a budget of \$5,000 for the project that would not require further board action. Motion passed.
- Status of Lions Road project. Keith Edquist reported that the tar & paving has been done. Chip sealing will move forward after weather allows. A complaint was made that new driveways were not protected and Edquist will report the complaint to Lions.**Financials:**
- Had been approved in the Consent Agenda.



Old Business:

- Ditch Managers' discussion. The Board discussed developing a Request for Proposals for the "ditchwalker" position for LEC's ditches. The general consensus is that the ditchwalker should be someone other than an LEC resident, because neighbor-to-neighbor ditch interactions can be challenging.
- Tony Rizzo provided an initial review and discussion of water rights and neighbor cooperation issues at Borum & White ditch diversion at 194 Haystack. The board appreciated Tony's work to understand all parties' issues. Tony moved, and Griff seconded, a proposal to issue an invitation for Bill Blakeslee, the local water commissioner, to come to an LECVHOA board meeting to help the board understand the water rights and water management issues for the subdivision, to help the board move forward to address this issue.

New Business: Due to the press of time, not all new business matters itemized in the agenda were discussed. The following items were addressed:

- Road Pullout at LEC Entrance near Mullaney. The board discussed the Mullaney's proposal that the road pull out at the entrance to LECVHOA should be removed. The area has become a stopping point for contractors and cyclists, without benefit to the LEC subdivision. It is also used to hold snow during plowing operations, and as a meeting point for drop-off of children. After discussion and consideration of whether residents should be surveyed to determine whether residents see this area as an amenity, Clay Stranger moved, and Griff Foxley seconded the motion to remove the ability to park in that space. Some paved space will be retained for safe transfer of pedestrians into vehicles. The board voted 3-2 to approve the motion, with those voting against the motion in favor of holding a survey before taking action.
- Drone Flying in Neighborhood. There has been a complaint about drone flying in the neighborhood. Clay Stranger volunteered to add a section to the Good Neighbor policies to remind residents that drone flying should be considerate of neighbors' interests in privacy and quiet.
- Approval of payment to the Smarts for minor breakage of fencing related to LEC ditches. Sharon Caulfield moved, and Griff Foxley seconded the motion to reimburse the Smart family approximately \$185 (as per the statement received) for minor damage done to fence posts during LECVHOA ditch oversight. The motion passed unanimously. Tony Rizzo will also remind the Smarts that LECVHOA should take the lead on any outreach to ditch companies or others concerning the next steps to address the diversion issues on the Smarts' property.
- Potable Water Storage Tank Report. The board received the report of the consulting engineers concerning the potable water storage tanks. There was mention of a gasket in need of replacement; Keith Edquist will follow up to ensure that matter is addressed.



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

- Snow Removal Contract. Two snow removal bids were received. The Board unanimously voted to approve Good Earth Landscaping, which did the work last year, for their bid of approximately \$8,100.

There being no further business to come before the Board, the meeting was adjourned at 8:50 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

Tony Rizzo, LECVHOA President

These minutes were approved by the Board of Trustees at its meeting on November 10, 2021.

Sharon Caulfield

Secretary