



## Board Meeting – October 2015

Wednesday, October 14th, 2015

The October meeting was held at the Firehouse. In attendance were Trustees Rene Tornare; Bruce Anderson, John Ott, and John Visnic. Trustee Bob Wright was unable to attend. Also present was Manager Keith Edquist.

**Meeting topics:** Ward roof replacement approval, chip seal clean up status, signage for bumps and dip, fence on Capitol Creek Road, landscape at entry, fidelity insurance requirement from CCIOA status Alexander culvert/Weiss, revegetation at pump house and Burke property.

**Approval of Minutes**—the Board approved the minutes of the August 12 meeting without changes. These will be posted to the website. Minutes of the September meeting were unavailable from Trustee Ott, and will therefore be considered in the November meeting.

**Public Comment**-None

**Updates-** Keith reported that owner Ward on Alexander sought permission to replace the roof material on her home. She had emailed photos of the proposed colors prior to the meeting. The Board approved replacement of her roof with any of the three colors proposed; management to contact her with approval and these conditions.

Keith reported that GMCO will be returning in October to broom clean the streets. GMCO to send a separate contract for this, with cost to be \$8500. Signs for the bumps and dips have been ordered. He said also he had contacted Western Colorado Hydrant and Valve to test all the LEC hydrants, a regular maintenance procedure. This is scheduled for the fall but the date was not firm at this meeting.

Arrangements have been made for material storage for the fence project on the old Marsh property. Keith met with Murillo Fence to establish the start and stop points, and the line of fence (it will replace the old fence in same location). . Keith will speak with fencing vendor regarding placement and supply of posts and labor to straighten existing standards and place new ones Trustee Ott asked about installation of a fence at the LEC Avenue/Katydid tee, but the motion died for lack of a second. Further discussion led to an offer by management to contact an experienced landscape contractor to see what could be done there. The Board determined there would not be irrigation extended to this area, and that costs to improve it, per prior meeting suggestions, were not to exceed \$1500.

Trustee Ott inquired regarding the return of the construction deposit to owner Edelman. Bruce had returned the deposit, as Pitco had denied permission to construct the outbuilding based on exceeding the FAR ratio for the lot. As no permit was pulled the deposit was returned.

**New Business**-Snow removal was discussed, there has been a new bid from Daly Property Services, as well as David Gee of Harmonious Homes, last year's vendor. Keith will try to get a third bidder. Trustee



Anderson offered to forward snow removal costs for the last three years to the Board for consideration in light of the current bids. No decision on snow removal was made at this meeting.

Edquist again presented information regarding new State requirements for HOAs to obtain Crime/Fidelity insurance sufficient to equal the value of two months' worth of regular assessments plus reserves. Trustees requested Edquist forward the appropriate new legislation prior to committing to this change in the association's policy. The Board also approved renewal of the existing policy without changes; this is due for renewal in November.

Keith asked for direction in regard to several owners who have violations in regard to storage of trailers and/or RVs on their property. He was asked to write these owners in regard to these conditions and ask for compliance. Their responses will dictate further actions, if necessary.

**Financials**-Trustee Anderson reported that the two owners in arrears had made or were about to make payments to bring their accounts current. He said also that another LEC property was under contract for 1.1 million. The unusual expense shown in the landscape/playground line item relates to the \$9000 down payment on the fence project. There were no further questions regarding the financials.

**Unfinished business**-Manager Edquist had forwarded the initial reserve study document to the Board with his comments. As this needs to be finalized and distributed to the owners, there was a final decision made by the Board (motion Ott, second Visnic, unanimous) to leave the expected repair costs to the water system in the study at a \$25,000 per year projection, based largely on the experienced costs for such repairs locally. Keith will finalize this with the vendor, then send the completed report via email to the owners and post it to the website.

In a related matter, Keith offered to contact another broker to inquire regarding liability of the association when horses are kept on common property. Manager Edquist inquired regarding the status of the Weiss matter. Trustee Anderson said he had independent letters from two excavation contractors who had reviewed the work and see no problems with either the culvert or its installation. He will forward these to the Trustees, and they have been provided to attorney Morrow. The next step might be to have her respond to Mr. Weiss and his attorney with these findings. Trustee Anderson will contact Morrow regarding this matter to move it toward resolution.

He said he would also contact her regarding access to the common space over the Burke property. There followed some more discussion of the revegetation of areas on the Burke property and around the pump house. Manager Edquist suggested they be seeded this fall, for spring growth in 2016. There was no action taken in this meeting regarding these areas, but prior discussions have made it clear that any revegetation undertaken on the Burke property at this point will be up to them.

**Next meeting**- the next meeting date is November 11th, 2015.

There being no further business to come before the Board, the meeting was adjourned



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Respectfully submitted,

Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President