



**BOARD OF TRUSTEES REGULAR MEETING  
MINUTES OF OCTOBER 18, 2023**

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

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

Homeowners present for some or all of the meeting: None

1. **Quorum and Minutes**

The minutes of the Trustees meeting of September 13, 2023 were approved without change.

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

Sharon Caulfield provided an update on relevant matters from the Snowmass-Capitol Creek Caucus: 1) the Caucus is working with the Roaring Fork Conservancy and the Colorado Water Conservancy Board to put in gauging stations on Capitol and Snowmass Creeks to monitor water flow in order to protect the minimum streamflow rights held by the State of Colorado to maintain environmental quality; 2) the Caucus is developing an application to make the Capitol Creek and Snowmass Creek valleys a "dark sky community," which would protect against light pollution. The standards to establish a dark sky community are broadly comparable to the current Pitkin County lighting code. Not all homes within LEC are in compliance with the Pitkin County lighting code, so that is something that residents should observe. Most saliently, lighting should be directed down toward the ground, and night lights (e.g. at front doors and garages) should have a motion sensor for use.

3. **Consent Agenda Written Reports**

The financial reports for September 30, 2023 were reviewed with Kim Clinco and accepted. Keith Edquist's monthly management report was received. Roy Saba's monthly water report was received.

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. The copper exceedance issue will be addressed in the spring when further construction can occur. The Board stated its appreciation of Roy Saba's timely and competent oversight of this project.

The Board was challenged by the very high price proposed for the removal of excess trees around the pump house. Keith Edquist was asked to obtain alternative proposals for that work.

6. **ACA**

The Kaplan project landscaping plan will be put out for neighbors' comments.



The Board did not determine whether to provide a return on the Lindholm project, which has been in progress for many years.

**6. Old Business**

Roads, Chip Seal. The chip seal and asphalt projects have been completed. Keith Edquist was disappointed with the quality of the service and also with the higher billing than he anticipated. The Board appreciated Keith's oversight but recommended that the bill from the contractor be paid in full because the amount of any offset would be small. Keith will continue to seek out other contractors for this work in the future.

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. Dan Harris has reviewed the work and confirms that the Wiessner irrigation system is entirely separate now from the LECVHOA domestic water system. The Board agreed that it is now appropriate to pay Andy Wiessner for the LECVHOA share of this project.

Playground Refurbishment. The playground refurbishment project is pretty much done – the wooden structure has been sanded and re-stained, and the play attachments have been replaced with new. The Board has deferred the question of replacement of the gravel until after we see how much wood chip comes from the tree removal project and once we have done more research on the appropriate and current recommendation for duff.

Mullaney Project Progress. This matter will be considered in November.

Entrance Plan for Capitol Avenue. The draft landscape plan for Capitol Avenue was offered for consideration at the September 30 picnic. There were 8 comments which were split between comments for "no change" and encouragement to move forward. One commenter asked that there be not too many trees, with a focus on shrubs, because this commenter feels the area is crowded with trees. The Board encouraged Sharon Caulfield to continue to develop clarity with the Mullaney's about the shared costs and plans for the project.

**7. New Business.**

Snow Removal Contract. Keith Edquist has spoken with the new company to provide snow removal services, which is owned by the driver who has done the plowing work the last two years. He recommends working with this company, and the Board concurred.

Road dips. New reflective striping will be placed on the speed dips in the neighborhood.

Port-a Potty. The Board considered a recent incident in which a property owner found toilet paper on her property, suggesting that someone had relieved themselves there, which led to distress. The Board will remind owners that they are responsible to provide sanitary facilities for



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

---

contractors and guests, within the architectural guidelines and through education. The Board considered whether it would make sense to install a port-a-potty at the pump house, but in light of this single apparent situation and the likely cost of between \$250 - \$300 per week, the Board declined to move forward with such a proposal.

Policy Updates. Sharon Caulfield presented a number of policy drafts for review: they will be considered at the November meeting.

The meeting was adjourned at 8:50 pm.