



Board Meeting – November 2017

Wednesday, November 8th, 2017

The November meeting was held at the Firehouse. In attendance were Trustees John Ott, Tim Vogel, Peter Voorhees, and Jeff Edelson. Trustee Harvey Paparo was unable to attend. Owners present were Ross and Aiden Jacobs and Rene Tornare. Also present was Manager Keith Edquist.

Meeting topics: Tornare ACA review, Jacobs bee hive screening review, financials, updates on community get together/work session, Pitco assumption of roadways, covenant changes status and next steps, water metering discussion.

Approval of Minutes—the Board approved the minutes of the October 11th meeting without changes. These will be posted to the website.

Public Comment-None

ACA-deferred to later time in this meeting per Trustee's request.

Financials-financial reports were available at this meeting through the end of October, and an aging statement dated October 31, 2017 showing 6 owners as yet unpaid on the October quarterly assessment. Also included was an accounting of expenses by vendor from July through October, which has not previously been provided.

There were questions regarding the balance sheet between listed assets, reserves and liabilities. The Board would like a better handle on what is coming in, where funds reside, what is paid, and where the funds are going. New accounting Rocky Mountain Accounting Services will attend the December meeting, and should be able to assist in these matters. At the time of this meeting, no meeting had taken place between bookkeeper Anderson and RMAS.

Trustee Voorhees inquired about expenses incurred by Dan Harris in regard to the water operations, and whether he provided invoicing for these expenses, or estimates/bids on the work before it is contracted. Edquist/Ott both said Dan has in the past come to the Board for any such proposal, generally with a verbal estimate of costs. When projects are done, contractors involved do provide specific invoicing for services. These have been given directly to Bruce Anderson in the past. Voorhees believes that the Board should get written proposals regarding water operations expenses for the Board to review and approve/deny.

The discussion led to questions regarding insurance certificates for these vendors and whether they are requested and retained. Edquist said he does this as a matter of course on vendors with whom he contracts, but could not say if Dan Harris has done so. He said he would check with Harris. President Vogel questioned whether or not this was an appropriate time to have an audit, with the change coming



in accounting services. If so, accommodations may have to be made to include such an expense in next year's budget or undertake it in this fiscal year. No determination on this was reached.

ACA-Owner Rene Tornare came in with drawings (also previously submitted by email to Trustees and Management) for an enclosed wood shed attached to his existing home, and for review and approval of a shed roof to attach to an existing structure on the property. There was a motion by Trustee Edelson to approve the existing wood shed, and to approve the shed roof construction as submitted, with finishes to match those on the existing home (dark wood stain and metal roofing) and to waive the \$3000 construction deposit. Second by Voorhees, no further discussion, and passed with Trustee Ott opposed.

At 8:15, Owner Ross Jacobs and son Aiden arrived to request approval to screen the existing bee hives on their property and to enclose the apiary with an electric fence to prevent bears from reaching the hives. Screening was to be either vegetative (transplanted willows) or by construction of a privacy fence 50 feet long between the Jacobs and Smart lots. Peter Voorhees made a motion to approve either type of screening at Jacob's discretion and per the drawings/locations submitted, with all to be completed by June 30, 2018. This failed for lack of a second. There was a further motion by Trustee Ott to encompass the specifics above and to approve the enclosure of the apiary by electric fence, again as submitted by Jacobs. This was seconded by Trustee Edelson and passed unanimously.

Updates- Trustee Edelson reported that he had fielded comments from the committee and management, and was prepared to send out to the owners a document for review of the covenant changes proposed. This would be a 'companion document' which would be a synopsis of the changes proposed. He said anyone interested could then request the original declaration and the document with the 'tracked changes' should they have further questions or want to see the source documents.

Manager Edquist asked how the input from up to 70 owners would be tracked and incorporated. Jeff felt the document could go out, comments be collected and then go back into committee for a revision and then a re-submittal to the ownership. There was discussion regarding having a vote to adopt the changes at the annual meeting, if not before. It is believed it will take approval by 2/3rds (4/5ths by Articles of Incorporation—so the number is unclear) of the ownership to adopt any covenant change, so gathering that consensus will be critical to any changes.

Tim Vogel reported on progress with Pitkin County in regard to acceptance of the roadways. He has been told again that Pitco officials Pettit and Fielding would "not support" this. He asked if the Board wanted to pursue this further, which would involve an appearance before the county commissioners, or leave it alone as Pitco Road and Bridge administrators are not on board for county assumption. Trustee Edelson felt an appeal should be made to the commissioners, as there is nothing to lose by so doing. He agreed to put together a 'game plan' with Trustee Vogel and to go and make a case for this to the county. There were no objections, but neither was there a vote on this matter.



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

New Business -Tim thanked again those who had come to help with the BBQ and the pumphouse tree clearing work. He believes this should be done perhaps once or twice a year and will welcome any suggestions for projects, including continuing to improve the green space.

Unfinished Business- Discussion of the installation of water meters was deferred to the December meeting, since Dan Harris was unable to attend this November meeting. He is to be invited for December's Board meeting.

Other Business-none.

Next meeting– the next meeting date is December 13th, 2017-7 pm at the Firehouse.

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

Tim Vogel, LECVHOA President