



Board Meeting November 2020

Wednesday, November 11th, 2020

ONLINE ZOOM MEETING

The November meeting was via the Zoom application, and called to order at 7:08 pm. In attendance were Trustees John Ott, Dave Mullaney, Steve Whitelande and Tony Rizzo. Trustee Joe Carlson was unable to attend. Owners attending were Peter Voorhees and Tina Staley. Dan Harris joined the meeting midway through the agenda to address the metering project update. Also present was Manager Keith Edquist.

Meeting topics: Management updates-New owner Ives replaces Vonderhorst/dog station materials received, vendor chosen for snow removal, update on trash and recycling contract, review of proposed second letter to homeowners regarding the metering project, metering project update and review of progress, Cease and Desist order for Milvich pond.

Approval of Minutes

the minutes of the October 14 Zoom meeting were approved as submitted.

Public Comment

None

Financials

Edquist reviewed the October 2020 financial statements, noting \$813,943 in total assets of which \$650,136 comprised the reserve accounts. The income statement showed no unusual expenses. A total of \$200,344 had been spent on the metering project through October 31.

Management updates

Edquist said the dog station had been received and would be installed near the playground area, after a location was determined. Ray Ives is the new owner of the Vonderhorst property. Good Earth Landscaping has been engaged on a per plow basis for winter snow removal from the roadways.

Trash and Recycle Vendors

Trustee Tony Rizzo summarized his discussions with Waste Management (LEC's present vendor) and Mountain Waste. The Pitkin County ordinance compels both vendors to provide 96 gallon recycling containers, which would be picked up bi-weekly. They must also make their smallest container (32 gallons) one third the cost of the largest (96 gallons) The 64 gallon container must be twice the cost of the smallest, the 32 gallon. He is still negotiating with both companies, but says, long story short, that this service is going to be more expensive for Little Elk. The core issue is that these proposals have LEC paying the same amount for a third the amount of trash formerly picked up, and significantly more under the current contract (since July) unless and until changes in the trash bin sizes are finalized with



all owners. Tony gained the Board's encouragement to continue negotiations, as he believed there was room to do so.

Meter project letter

the proposed second letter to owners regarding the metering project will be completed and reviewed by the Board, and likely posted to the website when approved. Trustee Rizzo will continue to work on the draft and updated information on the project.

Meter project update

Dan Harris said the project was on hold awaiting some more of the Badger meters to be received and for more of the reducing concrete adaptors which cap each installation and terminate at ground level. The meters were expected within the week, but the adaptors ordered were not available from Grand Junction Pipe. Dan reported that 35 meters had been installed and were up and running with the Eye on Water software active. He said both he and Tony Rizzo had been trained on use of the Eye on Water system.

He said the information the software provides is turning out to be really valuable, allowing close monitoring of water use. He said Timberline Excavation is willing to continue working until weather or deep snows close them out for the season. Owner Voorhees inquired if the Board had plans for managing owner's water usage or charging for water use. President Ott said that was not the objective at this time and charging for use was not presently planned. The focus at present is to install the meters on the water lines. The Board at this time is only concerned with monitoring overall use so that Little Elk does not exceed its decreed rights, as has happened in the recent past. Dan said he still expected to see the Division of Water Resources "Letter of Deficiencies" in regard to Little Elk's overall historical and allowed use.

President Ott thanked Trustee Rizzo for his work on the metering software and the trash and recycling contract negotiations, and added that the Board and subdivision ultimately will have to formalize plans in regard to the information provided by the meters and software, and also conclude a favorable contract for the collection of waste and recyclables.

Owner Voorhees had questions about the expense of repair or replacement of the meters should they fail. Dan said Badger would pay for any new meters needed and also for excavation costs should those be necessary. He said also that the meters are warranted for 10 years. Trustee Rizzo said that he believes a meter swap is easy, having witnessed his installation, and likely to take only a matter of minutes. Mr. Voorhees wanted to know if the project is on budget, and if the warranty and repair and replacement language regarding the Badger meters is in writing. The Badger meter warranties are written, and the project to date has expended \$200,344, as reported above. Dan concluded by saying the system will give a warning of any meter when temperatures around it reach 36 degrees, and that as insurance against freezing, a layer of foam insulation is being placed above each meter to further isolate it from surface temperatures.



In respect of the costs of the main line meters now installed, Dan said the costs had increased to \$47,000 from the \$30,000 he initially estimated. "We had to install 5 more valves on the mains (one was required due to an existing leaking valve on the 4" line near Stephen's house); the meters had to go into a full scale man-hole with 2' access in the street (total cost: \$6157); we required 6 special flange connection pipe as the meters came with a flange plate attached (total: \$5157); and there were numerous parts and misc costs that went into this project." Manager Edquist pointed out that a total of \$42,250 was expected to be spent this year for various items named in the reserve study in any case, as shown in the October income statement.

New Business

Owner Boris Milvich has received notice from the state that his pond must be drained annually and empty over the winter to assure downstream water rights holders have access to this water. President Ott said it may be only the Milvich pond that has this requirement in Little Elk, and that owner George Johnson was looking at this matter with Mr. Milvich. Dan Harris said he had also put Boris in touch with engineering firm Schmeuser Gordon Meyer for any assistance they may offer. The Board had been forwarded a copy of the letter/notice received by Mr. Milvich from the Division of Water Resources.

Unfinished business

There being no further business to come before the Board, the meeting was adjourned at 8:15 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President