



**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF NOVEMBER 13, 2024
BY ZOOM 6:30 pm**

Trustees Present: Sharon Caulfield, John Ott, Beth Hoff Blackmer, Tony Rizzo, Carolyn Heldman

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 OCTOBER 9, 2024 were approved without change.

2. **Public Comment** and General Trustee Comments if any. None

3. **Consent Agenda Written Reports**

- Keith Edquist's monthly management report was received.
- No monthly water report was received from Roy Saba.
- The monthly financials for September 30 and October 31, 2024 were received and accepted.

4. **Consideration of Items removed from Consent Agenda, if any**

5. **Additional discussion with Roy Saba, Water Systems Manager**

The copper exceedance project is being handled by Roy Saba, EPC, and our engineers JVA. The next deadline is for JVA to submit a new plan to the CDPHE on January 31, 2025. JVA has requested additional information, and Roy will reach out to ensure that EPC has provided that information to JVA.

The CDPHE has updated the number of households that we must test semi-annually in the standard testing for copper, based upon an updated list of the number of residences in our community. They now are asking for 10 households to be tested. Keith will reach out to EPC to find out how those households should be identified.

The continued monthly testing for iron and manganese is something we are doing on our own to be able to provide a clear baseline to CDPHE in hopes that this will prevent the requirement of the green sand system. There are only four households that are being tested for this purpose. The iron and manganese levels demonstrate the likelihood that copper is being leached in the system.

Roy Saba worked with the CDPHE-designated engineering firm from Salt Lake City to confirm the number of households in our neighborhood that may have lead pipes. This was part of an EPA-structured national review of lead pipe configurations with the EPA goal to ensure that lead pipes are no longer being used for domestic water supplies. Now that this inventory has been done, we must wait to see what the EPA's engineers require next.



Roy Saba was asked to meet with Tony Rizzo soon to begin planning for the 2025 ditch and willow activities.

6. **ACA**

- The Kessler lighting has continued to remain on all night, which is troublesome for neighbors and will violate the new lighting code that Pitkin County Commissioners are in the process of adopting. The Board asked Keith to renew contact with the Kesslers to request that they bring their lighting up to the new standards.

7. **Old Business**

- The Alpine bank account processes have been frustrating and new signers are not fully in place. Tony Rizzo moved, and Beth Blackmer seconded, that the check signing process will be as follows: 1) when bills come in from vendors, the board member who receives the bill (should be the closest overseer of the vendor) will review and send to Kim with approval for payment if appropriate; 2) Kim will send the bill and payment setup to Tony, Beth and/or John (as is appropriate once the Alpine Bank signing situation has been resolved) to be approved for payment from the bank account. This will facilitate two level review of invoices.

- Keith asked for approval to engage the same driver for snowplow contracting; Genaro Moreno has started a new company but is glad to do the work again. The new company is now called Moreno Landscaping. The contract charge will be \$8000 flat fee per season for up to a set number of snowfalls.

8. **New Business**

- The Board discussed challenges in the water system management that have arisen with the short-term disability and travel schedule of Roy Saba. Tony Rizzo will discuss the situation with Roy before the next meeting.

The meeting was adjourned at 8:10 pm.