



Board Meeting November 2020

Tuesday, November 24th, 2020

ONLINE ZOOM MEETING

This second November meeting was via the Zoom application, and called to order at 7:03 pm. There was no written agenda. In attendance were Trustees John Ott, Joe Carlson, Steve Whitelande, Dave Mullaney and Tony Rizzo. Owners Bruce Anderson and Adas Wolk attended. President John Ott left the meeting due to illness about 60 minutes in. Also present was Manager Keith Edquist.

Meeting topics: Mullaney ACA submission, Eye on Water rollout discussion, Waste Management and Mountain Waste bids for trash and recycle services.

Approval of Minutes

the minutes of the November 11th Zoom meeting were unavailable and will be considered at the next regular Board meeting on December 9th. This meeting was called specifically to discuss the limited agenda recapped above.

Public Comment

Bruce Anderson stated his position vis-a-vis the waste and recycle program, citing previous Board decisions putting the costs of additional services requested by owners on those owners (i.e. driveway pickups) individually and not upon the rest of the owners.

ACA Submission

Trustee Dave Mullaney had submitted via email preliminary plans for an expansion of his home and some limited landscape changes for privacy. This was forwarded to the Board by management earlier in the day. As the adjoining neighbors had yet to acknowledge his plans, the Board reviewed the plans and determined to wait for the neighbor's responses prior to consideration of a preliminary approval of the work. As these responses are received, it may be possible to address preliminary approval via email prior to the December 9th meeting.

Eye on Water Discussion

Trustee Rizzo led a discussion and demonstration of the Eye on Water software which is the method chosen for reporting on water use via the recently installed meters on homes. Tony had concerns regarding how and who should address water use out of normal ranges, either via leaks or use of the potable water for landscaping. He also was able to demonstrate the home screen display of the system to owners and administrators (yet to be determined) of the water system. It seems intuitive, simple to use and comprehensive.

At the time of this meeting, 35 meters had been installed on the system and were actively reporting on usage. Dan Harris and Trustee Rizzo attended the training sessions on use of the software. Preliminary readings seem to show LEC using less than half of its annual decreed water use, which of course was



well received, but not certified as accurate due to limited installations and data. Tony noted that alerts can be set up with various parameters to meter water use. These would allow owners and administrators of the system to identify leaks promptly, which is one of the primary goals of the metering project.

Discussion followed as to who should monitor the system and how it should be set to monitor for leaks. The Board consensus was that the HOA should be in control of usage and setting the system parameters. There was discussion of an administrative group being formed, which is allowed in the software, to monitor use and to advise owners of leaks and/or other anomalous usage. Owner Anderson had a recommendation that a separate email account be established for the Board/Admin group to use to communicate with owners about water use. No decision was reached on this matter, nor administrators determined, but there was consensus that there should be an established procedure addressing leaks and abuses. At this time it would seem Harris and Rizzo would participate at minimum in any such administration of the water system, and probably any current Board President as a standing member.

Trustee Rizzo volunteered and made a motion, seconded by Trustee Whitelande, to draft a rollout letter to owners explaining the Eye on Water system and put that draft before the Board for consideration, prior to sending out to the owners. This motion passed with all Trustees in favor, though President Ott had left the online meeting by this time. Though not all the meters have been or will be installed this year, the Board felt such a letter should go out to all owners, and not just those whose meters are installed and reporting usage.

Trash and Recycle Vendors

Trustee Rizzo updated the Board on his conversations with both Waste Management (WM) and Mountain Waste (MW). In short, both companies propose reduced size waste containers, and maximum sized recycle containers, with recycling collection happening every other week. Owners would pay directly for additional services, including larger containers for the waste, as each home may need.

WM has a spreadsheet showing which owners have which containers, but Trustees were not sure it was accurate, and it indicates most owners have both a 96 gallon trash container and a 96 gallon recycle container. It is unknown by either party to a contract what owners want as to trash container sizes, and what those costs would be. Other issues with this included the increased costs imposed by WM since July (from \$2700/mo to \$5020/mo.) without any change in containers proposed by them or a new contract signed by any agent of Little Elk Creek.

Tony asked permission of the Board to negotiate the proposed costs of the contract with Waste Management to something like a middle ground at a cost of around \$40 per month with all owners provided with bear resistant 64 gallon containers, and retaining the 96 gallon recycling bins. The Board reached an accord to have Trustee Rizzo go back to Waste Management and try to negotiate a more favorable contract with them on services for Little Elk. Tony will keep the Board apprized of progress.



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Trustee Whitelande thanked Tony was for his work on both the Eye on Water issues and this extended bout with trash and recycling services, as did the rest of the Trustees.

Unfinished business

includes compensation for Harris, a second letter of information for the homeowners on the metering project, and an update of the status of state required pond drainage at Milvich.

There being no further business to come before the Board, the meeting was adjourned at 8:40 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President