



**BOARD OF TRUSTEES REGULAR MEETING  
MINUTES OF DECEMBER 11, 2024  
BY ZOOM 6:30 pm**

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

Manager(s) Present: Keith Edquist

Homeowners present for some or all of the meeting: Rene Tonare

1. **Quorum and Minutes**

The minutes of the Trustees meeting of NOVEMBER 13, 2024 were approved without change.

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

Keith Edquist noted the questions posed by the Wisemans to Roy Saba concerning the advisability of adding a water softening system to their new home. The Board decided to send out a description of why LECVHOA tends to have hard water, and to explain how that relates to the CDPHE water mineralization studies of 2024.

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 November 30, 2024 were received and accepted.

4. **Consideration of Items removed from Consent Agenda, if any** None

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

Roy Saba has been having short-term disability issues for a few months and the board discussed how to ensure that key items are being managed appropriately. Tony Rizzo met with Roy in December and they are set to meet again January 6. The Board acknowledged major unexpected issues with the pump house arose soon after Roy began his tenure in early 2024, which has created significant challenges for Roy and his crew. We hope that fewer emergency situations will arise in 2025! Tony and Roy will present a plan for the 2025 irrigation season so that homeowners can be prepared for any impact on their properties.

The next deadline for the copper exceedance project is for JVA Engineers to submit a new plan to the CDPHE on January 31, 2025. Roy Saba and the Operator in Responsible Charge, EPC, have been working to ensure that JVA has the information it needs for this deadline.

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 and the age of the homes. They now are asking for 10 households to be tested, rather than five. Keith will reach out to Roy to determine how these households should be identified. Carolyn Rovira offered that her home can be one that is tested.



The continued monthly testing for iron and manganese has been requested by the Board 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. Fortunately, current monthly data shows negligible iron and manganese is present in the water, which appears to support our request, through JVA, for a change in water treatment rather than a green sand filter.

6. **ACA**

- The Kessler lighting has not been updated as requested. If necessary, the Board requested that Keith Edquist contact Pitkin County for enforcement of the new lighting code.

7. **Old Business**

- The Alpine bank account processes have been frustrating but now new signers are in place. Tony Rizzo has been engaged in this process and hopes that electronic payments will be available in a few weeks.

8. **New Business**

The Board discussed legal advice received from Moeller Graf concerning whether a FinCEN Beneficial Owners Report must be filed for the Association. Although a nationwide injunction was issued recently that puts the enforcement in abeyance, the Board decided to go ahead with the filing in order to ensure that if the injunction is lifted there will be no issue of compliance. Tony Rizzo moved for the report to be filed, Beth Hoff Blackmer seconded, and the vote was unanimous. Thanks to Tony Rizzo and Carolyn Heldman Rovira for their willingness to be identified as the association's "persons in substantial charge" on the report.

Sharon Caulfield moved to continue the relationship with the law firm Moeller-Graf in 2025. New hourly rates have been proposed by Moeller-Graf and are acceptable to the Board. Tony Rizzo seconded the motion and it was adopted unanimously.

Keith Edquist recommended that a new reserves report be obtained for the Association, with a strong emphasis on road conditions. The Board concurred and asked Keith to proceed. Keith will determine if there are groups other than Reserves Associates to do this work as our experience with them at the last update was not optimal.

A Wells Fargo CD in the amount of approximately \$170,000 will mature in February 2025. Sharon Caulfield volunteered to research the rates of similar CDs so that the Board will have information to decide where these funds should be deposited upon the CD maturity date.

The meeting was adjourned at 8:00 pm.