



Annual Meeting 2013

Friday, May 30th, 2014

ROCKY MOUNTAIN INSTITUTE

1. **Call to Order/Introductions/Approval of Minutes of 2012 Meeting**

President Blackmer called the meeting to order and introduced each owner and Board member. The venue was locked so the meeting was held outside. Manager Edquist stated proper notice had been sent and that a quorum of owners was present in person and by proxy. The minutes of the 2012 annual meeting were provided, reviewed and approved as written, following a motion by Gib Gardner.

2. **LEC year in review- President Blackmer and Manager Edquist**

Keith and Beth spoke about the water system, curb stops, and the roadways. The water system is functioning fine overall, but leaks jeopardizes the water system. Curbstops are simply valves which allow water to be turned off to each residence. This facilitates repairs and isolates leaks from the common water system. Knowing where your curb stop is located and knowing how to access that curb stop can be a money saver for you as a home owner. We are down to 7 unfound or non-existent curb stops for the community, and the Board will continue to urge those owners to find or install curb stops at each of these properties.

Mr. Edquist said he had bids in hand for work on the roads for the summer, which will include paving of opened roadways and improvements to the tee intersection at Capitol Creek to Little Elk Creek Avenue and Katydid Lane. He said also that there are significant expenses and decisions coming in regard to the roads, as some areas have lost good drainage from the road surface and are consequently breaking up rapidly and remain resistant to permanent repairs. He said correctly repairing these areas will be expensive, but that the alternative would be gradual loss of the road base and chipseal.

3. **Source Pollution Study and Grant, Kurt Dahl-Pitkin County Environment Health Program Manager**

Beth introduced Kurt Dahl to speak about septic systems in relation to the on-going "Water Source Pollution Study", which LECVHOA began in 2010. This study identified possible contaminant sources— including owner septic systems— to the community water supply. Beth reminded all that Little Elk will compensate owners for documented participation in either inspection or maintenance of their septic systems. Receipts must be presented to bookkeeper Bruce Anderson either by email through the website, or at POB 420, Snowmass, Colorado 81654. If such work has been completed within the last year on your system, these rebates are still available. Bruce said there had been 11 rebates to date. The Board will be focused on this and curb stops this summer and fall.



Beth noted that a summary of the pollution study and LEC's Drinking Water Handbook for owners is on the website, littleelkcreekvillage.org. Click on "Documents" on the Home page.

Kurt addressed the water system and owner's responsibilities in protecting it. Primarily this means regular inspection and maintenance of individual septic systems. Beth is keeping a database of inspected and maintained systems, so asked owners to provide this information. Kurt says the county is working on a database on septic systems as well, and that the LEC data will be incorporated. He said also that he knew no other community to be so far along with gathering this information or making its owners aware of the issues surrounding septic systems. He reminded owners that the Little Elk aquifer for domestic water is shallow and susceptible to pollution from aging and/or non-maintained systems.

Kurt said it is a matter of hundreds of dollars to maintain a septic system properly, meaning regular inspections, and—depending on use—pumping every 1 to 5 years. He said that replacement of a failed system could cost \$40,000, and become a huge threat to the Little Elk water system and aquifer. Long story short, septic systems are not flush and forget systems and they must be maintained on a regular basis. It was noted that Little Elk owner and Trustee John Ott is a licensed inspector for septic systems, and that the HOA owns and will make available to owners a "sludge judge" which can determine the necessity for pumping. An aerial photo of Little Elk was circulated showing the 17 lots which the Source Water Pollution Study has identified as the most critical in relation to the wells, ponds and the aquifer. (See final page-addendum).

President Blackmer concluded this part of the meeting by asking that owners report septic inspections and maintenance to management or the Trustees, and thanked Kurt for coming to speak this evening.

4. **Water System Report-Dan Harris**

Beth read a report from owner Dan Harris about the current and recent state of the water system. Dan said 2012-2013 was the 'year of the leak'. There were two leaks found and repaired, which averaged 8,000 to 10,000 gallons per day. Dan said leaks cause the pumps to work overtime and stress the water system. Dan said it was critical in both cases to have had a working curb stop, so that repairs could be made without disruption to other users. There is likely a leak at this time, which will need testing to track down. In that regard Dan noted that 2 street valves have been added to the system to allow testing without shutting down great percentages of the homes. It is imperative that owners notify management, Mr. Harris or a Trustee of any suspected leaks, which often show up first as low water pressure or low water flow in the home.



Plans for next year include adding a third pump motor for the water system, which will provide a backup in case either online pump should fail. Well production has gotten lower and screens may need to be cleaned. Dan also said he has been working with Trustee and owner John Ott to educate him about the water system and act as a backup if Dan is absent. He said he would welcome any other owners help on the system, and that interested persons should contact him or John Ott.

5. Weed Control-where to get help

Manager Edquist passed out a handout of vendors who provide weed control services, and reminded homeowners that Pitkin County has a weed cost share program to target noxious weeds. He said also that homeowners are required to control noxious weeds on their property. If adjacent landowners are not controlling weeds he said the proper avenue for response would be the county, and not the LECVHOA. For an on-site visit by Land Management call 920-5390 or email melissa.sever@co.pitkin.co.us

For the Pitkin County site, go to www.aspenpitkin.com/weeds.

6. Treasurer's Report and Budget-Bruce Anderson

Bruce Anderson, association accountant, provided handouts on the 2013-2014 budget, and a breakdown showing how assessments are allocated between water and non-water operations, and the capital reserve. The assessment breakdown will be \$545 per quarter, with \$265 going to administration (non-water operations), \$130 to water operations, and \$150 to the capital reserve. Therefore, there will be no increase in assessments this year. This is the 6th year in a row without increase. He noted a single owner in arrears on assessments, and that he expected the Trustees to be able to add about \$70,000 to capital reserves this year, with \$48,000 coming from standard capital reserve assessments for the year, and the balance from operations line items coming in under budget.

Owner John Wheeler raised the question of when the capital reserve fund could stop being funded, or could have yearly contributions (now \$48,000/yr.) reduced. He moved to have a vote on acceptance of the 2013-2014 budget, which ultimately died for lack of a second. After extended discussion, including note that the capital reserve was extended to address both water system and roadways expenses, there was a request for a straw poll/ show-of-hands for maintenance of the status quo in respect of the capital expense portion of assessments, or for reduction of this expense component in assessments. There was strong support shown by those present to continue at the current funding rate, Mr. Wheeler on record as opposed.

There is recognition on the part of the Board of Trustees and the owners present that the assets of Little Elk need to be evaluated, thoroughly studied, and enough money set aside to repair or



replace them should they fail. Mr. Edquist said this amounted to a reserve study, and that the State may mandate such actions by associations in the future. He also said it is difficult to place a number on the level of funds necessary. It was noted that this Board and previous LECVHOA Boards have worked on this matter.

7. Other Business or concerns

Owner Nancy Lovendahl reminded owners of a coming garage/yard sale date on June 15th. Owner Tim Cottrell mentioned a water report that the buyers of a home in LEC required of its sellers, and suggested the Board acquire the same. President Blackmer is to contact the sellers.

8. New business-Election of Trustees

Beth Blackmer
Rene Tonare (replacing Trustee Andrew Ernemann)
Bruce Anderson
John Ott

The Trustees sought, both prior to the meeting and now, owners willing to serve on the Board. There were no nominations from those present. Trustees Bruce Anderson and John Ott both offered to serve another term. These gentlemen were elected to the Board by acclamation of those present. The Trustees voted their proxies in support of this slate of candidates, as did all other owners present and holding proxies for others. The new Board will determine its officers and terms at its next meeting.

9. Adjourn

There being no further business to come before the meeting, the meeting adjourned at 8:55 pm

Respectfully submitted, Keith Edquist, Association Manager