



Board Meeting – January 2016

Wednesday, January 13th, 2016

The January meeting was held at the Firehouse. In attendance were Trustees Bob Wright, Rene Tornare; John Ott, and Jon Visnic. Trustee Bruce Anderson was unable to attend. Also present were Val Wright and Manager Keith Edquist.

Meeting topics: Enclosure of Unsightly Facilities per covenants, updates on fencing, signage, snow removal, revegetation, hydrant testing, chip seal final payment status, landscape at entry, water operations update, decision re fidelity insurance requirement from CCIOA, status Alexander culvert/Weiss, common space horse pasture use, access to common space via private lots.

Approval of Minutes—the Board approved the minutes of the October 14th meeting without changes. These will be posted to the website.

Public Comment-None

ACA- the Trustees approved the color samples submitted by email from Eric Wiseman for a re-painting of the home at 0122 Little Elk Creek Ave. Edquist to confirm based specifically on the submitted colors.

Updates- From the LECVHOA Covenants- Enclosure of Unsightly Facilities and Equipment “All unsightly Structures, facilities, equipment and other items, including but not limited to those specified below, shall be enclosed within a solid, covered Structure or screened from view, as defined below:

Enclosed or Screened: The following items shall be enclosed or screened from view at all times, except when in actual use: any trailer, horse trailer, recreational vehicle, camping trailer, camper, motorcycle, A.T.V., kayak, raft, boat, motorhome, snowmobile, jeep, fifth wheel, non-registered or inoperable vehicle, dog kennel, tractor, snow removal or garden equipment, any refuse or trash container, utility meter or other utility facility, gas, oil or water tank, service area, storage pile, area for hanging clothing or other household fabrics and any similar items. These items shall be enclosed or substantially screened from view by planting or fencing satisfactory to the Architectural Control Authority and adequate to conceal the same from neighbors, streets, private roads and access drives.

Not allowed: No lumber, metals, bulk materials, scrap, refuse or trash shall be kept, stored or allowed to accumulate on any parcel except building materials during the course of construction and only for such reasonable periods of time as is necessary prior to the collection of or disposal thereof. No commercial vehicles are allowed at any time.”

There are now a few instances of continuing disregard of this covenant. After discussion, the Board determined to write a general letter to the ownership regarding this and alerting the neighborhood to a spring clean of egregious violations. Manager Edquist offered to write a draft of such a letter and to



work with owners in this situation individually starting in April, in order to have these non-compliance matters taken care of in May and so continue forward.

Mr. Edquist provided an update on the fencing project, due for completion next spring when the additional rails needed can be secured by the contractor. Affected owners were notified of the schedule. He said he had bought seed and revegetated the fill area near the pumphouse and also spread seed on the lower pond berm abutting Little Elk Creek Avenue. This was done in November and scratched in. Revegetation should be coming in by April in these areas. He said that the water system hydrants and valves were tested and a report on their condition supplied to management and copied to owner Dan Harris.

There was a recent meeting of LECVHOA representatives, GMCO and Pitkin County to come to a final billing for the chip seal work completed this fall, including the pick-up brooming done on the streets. Final costs were \$203,965.10. This number was within the anticipated costs for the project. This expense and that of the fencing will allow a final Reserve Study report to be generated, which will then be posted to the website and distributed to the owners.

There was some additional discussion regarding the improvements previously proposed for the tee intersection- \$1500 should accomplish any such work and consensus was to continue to work towards this, as determined in the October meeting.

New Business -The Board briefly discussed coming changes to the water system filtration and treatment which Harris has been coordinating with engineers and with the LECVHOA water operators, Environmental Process Control. The changes are mandated by the Colorado Department of Health and Environment (CDPHE) and will have some significant costs.

Harris is gathering those at present and will likely be able to make a presentation on costs to the Board in the February meeting. In advance of this work, there was a motion and second, passed without dissent, for Board President Wright to sign the proposal advanced by engineering firm SGM, to sort out options and costs of the project for CDPHE compliance.

Financials-Trustee Anderson being absent, financial reports were not reviewed at this meeting. There was a general discussion led by President Wright updating the Trustees on communications with counsel in regard to the Weiss culvert and that delinquent account.

LECVAHOA counsel has sent a Notice of Delinquency to Mr. Weiss dated December 28th, 2015.

Option for a payment plan is offered, and a 30 day period for curing of the delinquency. Manager Edquist was directed to contact the association's insurance carrier in regard to this matter.



Unfinished business- Edquist reviewed information regarding State requirements for HOAs to obtain Crime/Fidelity insurance sufficient to equal the value of two months worth of regular assessments plus reserves. Closer reading of the requirement, provided prior to this meeting to the Board, resulted in the determination that such coverage is unneeded at present, as neither the association's bookkeeper or manager is authorized to sign checks, and all accounts are insured by the FDIC.

In regard to the association's insurance, Edquist has contacted the agent and inquired regarding liability of the association when horses are kept on common property. As expected, the LECVHOA would be liable for any damages incurred to life or property as a result of keeping stock on the open space. Equestrian use of the common space is anticipated and known to the present carrier, and at present poses no detriments to coverage.

Access to common spaces around the pond via private lots was again discussed, with the matter to be referred to counsel for advice on securing this reliably for future owners of the lots and for the rest of the members of the association.

There was brief discussion in regard to the need for new Board members this coming June, as Bob Wright, Rene Tornare, and Jon Visnic's terms are ending at that time.

Next meeting- the next meeting date is February 10th, 2016.

There being no further business to come before the Board, the meeting was adjourned

Respectfully submitted,

Keith M. Edquist, Association Manager

Bob Wright, LECVHOA President