



Little Elk Creek Village
Home Owners' Association
Post Office Box 420
Snowmass, CO 81654-0420

**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF WEDNESDAY, FEBRUARY 11, 2026
BY ZOOM 6:30 pm**

Trustees Present: Sharon Caulfield, Beth Hoff Blackmer, Carolyne Heldman Rovira, John Ott

Eric Pelander excused

Manager(s) Present: Will Rutledge (Rutledge Mgmt); Kim Clinco RMAS

Homeowners present for some or all of the meeting: None

1. Quorum and Minutes

The minutes of the Trustees meeting of Wednesday January 14, 2026 were approved without change.

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

3. Consent Agenda Written Reports

- The January 31, 2026 financial reports submitted by bookkeeper Kim Clinco were received and accepted with the change noted below.
- The HCUS monthly report was received by emails from Adrian Aguilar
- Monthly report from Rutledge was delivered verbally

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

- The Board requested that Kim Clinco record the HCUS pump house equipment upgrades to reserves expenditures rather than operational expenditures.
- Motion to approve request from HCUS for purchase of additional Beacon transponders, up to \$3000, approved unanimously.
- Pitkin County payment system – motion to *refuse* Pitkin County recommendation that county financial transactions occur through credit card application – approved unanimously (only apparent application would be for road system payments)
- Wells Fargo CD update – Wells Fargo CD came due on Monday January 26, 2026. Rate had been 3.75% for 13 months. Beth Hoff Blackmer and John Ott went to the Bank on Friday January 23 and were told they could not renew ahead of termination date. By Monday January 26 both Beth and John were dealing with serious family medical issues. Upon resolution of the issues, Beth and John returned to Wells Fargo and were told that there was only a ten day grace period and the CD would be renewed at only 1% for six months. Beth and John plan to talk to the office manager to complain about these events. The Board discussed removing the CD funds from Wells Fargo and moving them to Alpine Bank if the interest rate can be substantially improved, even if a month's interest penalty is incurred.

5. Water Systems -- High Country Utility Services

- CDPHE inspection. The Colorado Department of Public Health and Environment will come for its periodic on-site review on February 25, 2026.



- Pump House Upgrades. HCUS' written report explained the work being done at the pump house. There is an interesting issue of potential backflow from the pump house back into the pumps that might explain some of the historically-perceived excess of pumped water to the amount of treated water used by households.

-- Little Elk Creek Ditch Board. Sharon Caulfield reported as the LECVHOA representative to the Little Elk Creek Ditch Board. The Ditch Company is working with water attorney Gabe Racz to clarify LEC Ditch rights and irrigation operations among ditch shareholders, to ensure that in the case of drought, change of use, or change in the ditch regulatory environment from the State Engineer, the Ditch Company is fully informed about and ready to enforce its rights. As part of that process, and to introduce HCUS as the LECVHOA water manager, in late March or early April there will be a walk along the Little Elk Creek Ditch from its primary diversion (on McCabe Ranch) to demonstrate the location of the ditch laterals that serve LEC Ditch shareholders, including LECVHOA. (LECVHOA owns approximately 28% of the Ditch company shares.) Adrian Aguilar of HCUS will be invited to this field trip, along with Gabe Racz and Ditch Company Board members. Ricky Emlyn, who is the Ranch Manager for Snowmass Ranch (owned by Glenn Russell, located on East Sopris Creek Rd) will be the ditch operations manager now that LECVHOA's Dan Oppenheimer has retired. Ricky has asked that LECVHOA homeowners be notified that he is the only authorized manager of ditch waters, and that the informal practices of ditch diversion that some LECVHOA residents have accomplished should be stopped. Once water enters the LECV laterals from the Ditch Company's main ditch, HCUS will be responsible for managing the subdivision's ditches. The board asked that homeowners be reminded of their obligation to maintain the section of LECVHOA ditches that cross the homeowners' properties, per the LECVHOA ditch maintenance policy.

-- At the April Board meeting, HCUS, working with Timberline, will submit a plan for ditch maintenance and upgrades to laterals located within the subdivision.

-- As this HCUS ditch maintenance plan takes shape, the Board asked that Will Rutledge reach out to William Hernandez of Green Yard Landscaping to begin work on maintenance of the ditches of the open space, with particular attention to the ditches that flow toward the pump house ponds from the west.

-- The Board recognized that the 2025-2026 water year has started out in drought. If the poor precipitation continues and impacts the production of our ditches, it is possible that some drought management plan should be implemented. The Board discussed whether homeowners should be asked to limit irrigation to every other day, or to limit irrigation to hours with lower evaporation rates, or to limit each zone to perhaps 40 minutes. The Board suggested that communications about drought policy implementation should begin so that homeowners will be ready should such policies become necessary.

6. **ACA**

- The Means family has submitted a landscape plan for their remodeling project at 12 Alexander Avenue. Manager Will Rutledge has reviewed the plan and obtained comments from neighbors. The Board, acting as the ACA, approved the Means' plans and authorized Will Rutledge to notify Pitkin County as may be necessary.

7. **Old Business**



- Rutledge Management Report. Will Rutledge has submitted a management report format that relies on a spreadsheet of projects. The Board approved this management report format, which Will will make available to the Board for Google Drive ready access.
- Waste Management trash service. Will Rutledge reported that he has begun communications with Waste Management to address rates and the availability of larger (or at least more stable) cans with no extra charge, for trash. (Due to Pitco regulations, there is no extra charge for the 96 gallon cans for recycling.) Will will report back at the March meeting on these discussions.
- Reserve Analysis. Will Rutledge will provide recommendations at the March meeting for how much to update the HOA's reserve analysis for presentation at the June 2026 Annual Meeting. The last report was received in January 2023.

8. New Business

- The Board received an update on the Rutledge Management agreement proposal. Sharon Caulfield and Will Rutledge have reviewed the agreement and agreed upon changes. The updated draft agreement will be distributed to board members for their review and comment. The Board unanimously approved a motion to approve the management agreement to be effective as of February 11, 2026 as submitted for Board comments unless a board member seeks to reopen the issue after their review.
- The Board approved unanimously a motion that Will Rutledge should be listed as the Association's registered agent for Secretary of State filings, as well as the Association's administrative contact for HOA issues administered by the Colorado Department of Regulatory Agencies.
- The Board asked Will Rutledge and Sharon Caulfield to begin updates to the Association's Responsible Governance Policies as may be necessary, in consultation with the Association's attorney Moeller Graf. These policies will be returned to the Board for review and adoption.
- The Board discussed Jeff Weiss' report of what appears to be a wolf attack that damaged the deck of his home on Alexander Avenue. Photos of the prints were not clear, but suggested wolf size and shape. The circumstances suggest that the damage could not have been by coyotes, bear, or lion. The Board suggested that a communication be offered to homeowners to continue to be vigilant about monitoring feed stocks and animal locations so that our wildland predators will not be tempted to become habituated to food availability within the LECV.

The meeting was adjourned at 7:30 pm.