



Board Meeting – March 2016

Wednesday, March 9th, 2016

The March meeting was held at the Firehouse. In attendance were Trustees Bob Wright, Rene Tornare; John Ott, Bruce Anderson and Jon Visnic. Also present were owners Peter Voorhees, Dan Harris and Manager Keith Edquist.

Meeting topics: ACA Voorhees properties. Updates on damaged fire hydrant, snow removal, water operations update, financial reports.

Approval of Minutes—the Board approved the minutes of the February 10th meeting without changes. These will be posted to the website.

Public Comment-None

ACA- Peter Voorhees provided acknowledgement of his plans from his neighbors for his lot as revised in re: solar panels. These records are retained in ACA files.

Updates- Manager Edquist updated the Board on the damaged and unusable fire hydrant on the Driskell cul de sac. He said the vendor had located a lower bow section, and expected this to decrease overall expense of the repairs by \$1500. Expected expense is still in the neighborhood of \$3000 for repairs.

New Business -The Board got an update owner Dan Harris, who has been coordinating with Schmeuser Gordon Meyer (SGM) engineers and with the LECVHOA water operators, Environmental Process Control on State required updates to the water filtration and purification systems. Dan is gathering information as to costs and working with various vendors to determine whom is best suited to make these alterations. At root the need is for more contact time for purification of the system water, and Dan recommended MP-90 cartridge filters (2 at a cost of \$8000 plus) and additional work from Samuelson Pump and Western Colorado Electrical Control Specialties to get these installed and monitored. There will be other expenses in construction of a larger clear well and expanded pumphouse, and those costs were not known at this time, pending advice from engineers from SGM. Dan will continue to work the problem. Overall, he thought costs in fiscal 2016 and 2017 could approach \$80,000.

Manager Edquist asked if there were any concerns regarding the chip seal work, other than some noted ripples in the road surface given to GMCO's Jim Terry in the punch list last fall. No other concerns were mentioned. In addition to touching base on this with Terry, Keith also said he would contact Murillo Fence and find out when they will be coming out to complete the fence along Capitol Creek Road.

Financials-Trustee Anderson provided financial reports through the end of February including an aging report and profit and loss statement for July through February, and an 'expense by vendor' detail sheet, noting no unusual expenses. In regard to the owner whose payment is overdue by over 6 months, Bruce



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reported that that owner's attorney had accepted service of the lawsuit presented to him on behalf of LECVHOA.

Trustee Anderson further reported on conversations he had with attorney Maria Morrow in respect of the ongoing question of whether some sort of annual lease agreement be executed between owners Wolfe, Myers, and Burke in regard to their use of common space adjacent to their lots. Her advice was that unless some structure was constructed on any of these lots that might restrict other owners access, it could be advisable to let sleeping dogs lie; i.e. take no action in this. Secondly, she advised that 'adverse possession' is not applicable in a platted subdivision by an owner in that subdivision.

Unfinished business- The Trustees were made aware by forwarded email of a letter from Pitkin County's Susan Pearson in regard to a possible need to revise FEMA flood plain maps for the subdivision. Trustee Anderson said this affects 5 or 6 homes in the subdivision and relates to a diversion of Little Elk Creek to provide irrigation water for the subdivision. He said the existing map may make it mandatory for these owners to carry flood insurance. Flood insurance is not an endorsement on the Association's policy, so this would devolve onto those individual homeowners.

Next meeting- the next meeting date is April 13th, 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