



**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF WEDNESDAY SEPTEMBER 10, 2025
BY ZOOM 6:30 pm**

Trustees Present: Sharon Caulfield, John Ott, Beth Hoff Blackmer, Eric Pelander, Carlyne Heldman
Rovira

Manager(s) Present: Keith Edquist, Kim Clinco

Homeowners present for some or all of the meeting: Dusty and Karla Beth Spence

1. Quorum and Minutes

The minutes of the Trustees meeting of August 14, 2025 were approved with a correction to note that the irrigation ditch that should be avoided in the Lipsitz' solar installation runs perpendicular to Alexander Avenue rather than parallel.

2. Public Comment and General Trustee Comments if any.

All LECVHOA members are invited to join the Snowmass Capitol Creek Caucus summer gathering at Buttercup Ranch on September 13, 2025.

3. Consent Agenda Written Reports

- Keith Edquist's monthly management report was received and accepted.

- The financial reports submitted by bookkeeper Kim Clinco were received and accepted, with a correction to note that the Community Banks CD was extended for 15 months (rather than 9 months), meaning that the CD will mature on November 15, 2026.

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

5. ACA - No matters

6. Water Systems

Domestic Water Systems.

Dan Harris presented a written report that noted that there has been water usage consistent with comparable periods year over year. EPC has presented a contract update that will be considered in the context of the new HOA management systems being developed with the retirement of Keith Edquist. The equipment inventory in the pumphouse during the Saba tenure is proving difficult to obtain due to lack of records in the Saba monthly reports.

Ditch Management Matters.

John Ott, George Johnson, Dan Oppenheimer and Sharon Caulfield attended a meeting of the Little Elk Creek Ditch Company on August 21, 2025. The discussion at the meeting focused on the lack of water in Little Elk Creek Ditch early in the irrigation season, which appears to have been caused by changing irrigation practices upstream. Dan Oppenheimer has resigned from the office of President of the Ditch Company. The plan is for Glen Russell to become the



President, Alan Bedford to remain as Vice President, and Jeff Weiss to become the Treasurer. Sharon Caulfield has been asked to become the Secretary of the Ditch Company. Having made this disclosure, Sharon asked the Board to consider whether there is a conflict of interest in her position of LECVHOA secretary and the new request to be the LEC Ditch Company secretary. The Board discussed this matter and determined that no conflict of interest is present.

George Johnson has asked for reimbursement to attend a Qualified Water Efficient Landscaper program to learn more about water efficiency strategies that we could implement in LECV. The Board approved this \$50 expenditure.

7. **Old Business**

Banking. Treasurer Beth Hoff Blackmer is continuing to make the necessary changes in signature authority for the Community Banks, Alpine Banks, and Wells Fargo accounts.

Weed Control. Keith Edquist reported that after consultation with contractor Green Acres they decided not to cut the grass in the open space during the fall season, believing that it would not change the effectiveness of thistle control.

8. **New Business**

Ditch Maintenance Policy. Sharon Caulfield presented the updated ditch maintenance policy with changes to clarify homeowner obligations to pay for ditch repairs required by blockages in ditch sections that have been enclosed in pipe. Eric Pelander moved to adopt the updated policy, with Beth Hoff Blackmer seconding, and the updated policy was passed unanimously.

Evacuation Plan. In light of the increased potential for wildfire, Keith Edquist will reach out to Scott Thompson, the Roaring Fork Fire District chief, to re-acquire a copy of the fire evacuation plan that was adopted some years ago by this Board, so that it can be posted on the LECVHOA website. The Board will also begin to formulate a policy to request that homeowners engage in fire mitigation efforts such as removal of dead trees in proximity to structures.

9. **Executive Session.**

The Board properly (upon vote) entered into an Executive Session pursuant to section 308 of the Colorado Common Interest Ownership Act to consider matters pertaining to the management of the Association's relations with one or more officers, agents or employees of the Association. During the executive session, the Board received a report from Keith Edquist about the references he has received concerning the management candidates. The Board will issue an RFP to the potential candidates to gain more information about their business models, charges, etc. No further action was taken by the Board.

The meeting was adjourned at 8:15 pm.