



Board Meeting – October 2018

Wednesday, October 10th, 2018

The October meeting was held at the Firehouse. In attendance were Trustees John Ott, Harvey Paparo, Steve Whitelande, Tim Vogel and Peter Voorhees.. Also present were owners Eddie Kessler and Dan Harris, Manager Keith Edquist and Kim Clinco of Rocky Mountain Accounting Services.

Meeting topics: ACA Kessler water tap plans, discussion of water tap regulation document and fees, water system report from Dan Harris, revisiting the ACA Guidelines, update on pnd signage, 2017 tax return and the Covenant Committee.

Approval of Minutes—the Board approved the minutes of the September 12th, 2018 meeting without changes. These will be posted to the website.

Public Comment-none

Financials-Kim Clinco of Rocky Mountain Accounting provided financial reports as of the end of September, and an aging report as of 10/10/18. She again noted no unusual expenses early in the fiscal year. The balance sheet showed an operating fund balance of \$38,200 and a reserve balance of \$555,626. The aging report showed \$5038 in assessments over 30 days past due. Management will contact the owners with outstanding assessments to follow up on the Notice of Default letters sent. Should it become necessary the next letters will be Notice of Intent to Lien Property.

ACA-Owner Eddie Kessler attended in regard to his Pitkin County mandated fire suppression system, which may require a 2 inch water line and will require the abandonment of the present smaller line. Also of interest was the timing of this water line tap, and its location on the main system line. No water taps may be made after November 15th of each year. Dan Harris said the fire suppression system would not put a strain on the Little Elk system with the heads flowing at a maximum of 15 gallons per minute. He did not feel either that addition of 2 inch supply lines would unduly tax the water system.

After lengthy discussion regarding a 2 inch line or a water tank storage system installed in the home to address fire suppression, there was a motion made by Trustee Voorhees to allow a 2 inch water line installation at the Kessler residence, 0144 Haystack Lane, in response to the Pitkin County requirements for fire suppression. This motion was seconded by John Ott and passed 4 to 1, Trustee Vogel opposed.

Mr. Kessler was asked to allow a space for a water meter in his installation and space for a backflow prevention device and pressure reducing valve. These matters have been discussed with Dan Harris. It is noted that the 2 inch line material must meet Pitkin County standards for domestic water lines. Mr. Harris will have oversight in regard to the tap size, location, installation and installer at this site, and has been working with Mr. Kessler in this regard prior to tonight's meeting.



This was followed by a motion by President John Ott to 'formalize the water tap regulations with all due haste and before any further applications for installation of water taps are received in Little Elk'. This was seconded by Trustee Vogel and unanimously passed.

Water system report-Dan Harris attended and wanted to address the following items in regard to the water system:

- The Board must decide how to deal with 2" water lines.
- Water use; the water use discussion will lead into discussion of water meters.
- Water policy: back flow valves, pressure reducing valves.
- What I would like to do for the ponds, Stephen Ellsperman.
- Park- add two or three sprinkler heads around the ponds.
- The entrance to the green belt path from Driskell Lane.

While most of these were discussed, the backflow matter was discussed in the September meeting and pond plans were not reviewed at this meeting. Dan wishes the Board to know he wants to move toward water metering at each home, and that there must be stiff fines for use of potable water for landscaping or filling irrigation ponds.

Dan believes there is now a continuous leak or leaks on the system, but he really wants a fine and a fine structure. Edquist noted a Responsible Governance Policy for Little Elk that addresses fines and fees, which should be reviewed for its applicability to such fines as Mr. Harris would like to see-i.e. \$1000 initial fine and increasing fines of \$1000 for repeat offenses. There are at present existing documents in regard to water taps, road cuts, fines and uses of potable water which should be more prominent and findable among Little Elk's RGP's, Board minutes, and established historical practices.

Mr. Harris said he would get back to the Board on the recommendations for the ponds. In regard to the access he has proposed for the greenbelt, there was a clear consensus to get this done. It was discussed as a possible 'neighborhood project', but no definitive plans were made. Finally, Dan recommended the Board write a letter to George Johnson commending him for his work this summer in keeping all owners with water—including downstream users outside of Little Elk Creek— in a very difficult year.

Updates-Edquist provided reports on the Jacobs bee hives, the return of construction deposit to Jacobson/Bedford, and the acquisition of 'no swimming' signs for the ponds. He asked about placement and mounting for these signs. Trustee Vogel was to see if posts were not available from the County.

He also said he had provided owners notice in regard to the ditch closures, that the park irrigation system had been blown out, and that the CPA firm preparing the 2017 taxes would go ahead and do so without requiring further information from Rocky Mountain Accounting Services. Last, he noted a need to address solar installations and exterior lighting in the Design Guidelines, as these topics are not treated therein. Mr. Edquist volunteered to review and update the Guidelines, and to address within them the process for return of Construction Deposits.



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Home Owners' Association
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New Business-Daly Property Services had offered three options for snow removal, which had been sent to the Trustees, and at this meeting they determined it best to go with the lump sum payment for all services throughout the season, at the same pricing as the last three years.

The update to the reserve study is underway, and main points of contact for information will be Kim Clinco for financial, and Dan Harris for construction and mechanical detail.

Unfinished Business-There was brief discussion in regard to the Covenant Committee and the state of the proposed changes. Management offered to review the existing efforts and see what might need to be done to forward the process. There was brief discussion regarding short term rentals in the neighborhood and how, or if, to address such uses as AirBnB and VRBO, but other than a expressed thought by Trustee Paparo that rentals should not be for less than three months, no action was taken by the Board on this subject.

Next meeting- the November meeting will be held the second Wednesday of the month, November 14th.

There being no further business to come before the Board, the meeting was adjourned at 9:05 pm.

Respectfully submitted,

Keith M. Edquist, Association Manager

John Ott, LECVHOA President