



**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF WEDNESDAY, NOVEMBER 12, 2025
BY ZOOM 6:30 pm**

Trustees Present: Sharon Caulfield, John Ott, Eric Pelander, Carolyn Heldman Rovira

Beth Hoff Blackmer excused

Manager(s) Present: Will Rutledge (Rutledge mgmt); Adrian Aguilar and James Gordon (High Country Utility Services); Kim Clinco RMAS

Homeowners present for some or all of the meeting: Rene Tonare

1. Quorum and Minutes

The minutes of the Trustees meeting of Thursday October 16, 2025 were approved without change.

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

3. Consent Agenda Written Reports

- The financial reports submitted by bookkeeper Kim Clinco were received and accepted.

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

5. ACA None

6. Water Systems -- High Country Utility Services (first meeting in new position)

Domestic Water Systems.

-Transition process from EPC is in progress. HCUS will work with Linda Leslie to obtain all records. HCUS will become Operator in Responsible Charge as of November 17, 2025.

- HCUS will do a site visit Monday November 17, 2025. First steps will be to inventory equipment & processes to determine any proposed improvements.

- A treatment technique violation occurred in October re turbidity. Unclear how this happened but change in filters fixed the problem. Monthly turbidity reports will now be required for awhile. The community must be notified within 30 days (December 10) by mail or hand delivery.

- New CDPHE orthophosphate requirements must be implemented by December 30, 2025.

Adrian Aguilar has spoke with Adam Racette of JVA Engineering and understands the requirements and history. HCUS has identified an orthophosphate supplier. There will be some new equipment required for sampling, e.g. a 55 gallon drum and a new Grundfos pump (about \$3300). Sharon Caulfield moved, and Carolyn Heldman Rovira seconded, the expenditure of funds for the new pump, sampling systems, and orthophosphate supplies as required. Unanimously approved.

- HCUS will be looking for service line leaks to become familiar with the system. There are active leaks at the Pawlowski home at 35 Katydid as well as 103 Alexander, Gayle Morgan's home. The



leak at the Lederer's home has been resolved. Dan Harris' records of the saddles and ongoing repairs will be very useful. The Board will remind homeowners again that the blue stakes placed at each household's Beacon reporting system must remain in place to facilitate repair water delivery issues. The Board reiterated that any leaks that occur from the water connection saddle to a residence is the financial responsibility of the homeowner.

Ditch Management Matters.

Attention to ditch management will be secondary HCUS priority after transition of operation of the domestic water systems.

7. **Old Business**

Rutledge and Clinco workload allocation. Will and Kim will continue discussions about workload allocations and report in December.

Fire Evacuation Procedures. Will Rutledge will place a fire extinguisher at the pump house in December. Fire evacuation planning will begin in the spring.

Snow Plowing. M&M – Junior Moreno will be snowplow contractor per agreement approved at October board meeting.

Composting. Homeowner Gayle Morgan has continued her outreach to other valley HOAs to place a composting bin at the Snowmass fire house for the use of residents of our valley.

8. **New Business**

Carolyne Heldman Rovira raised the issue of a privacy fence between the Whitelande property and the Milvich properties on Little Elk Creek Avenue for which a Whitelande ACA application was begun but withdrawn. Carolyne asked if the Board should become involved in mediation. Eric Pelander recommended that Carolyne and Will report to the parties that the ACA will consider an ACA fence proposal in due course if it is submitted, with due consideration for neighbors' comments as provided in the Architectural Guidelines.

The meeting was adjourned at 8:00 pm.