



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

**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF APRIL 10, 2024**

Trustees Present: Carolyn Heldman Rovira, Sharon Caulfield, John Ott, Beth Hoff Blackmer
Absent: President Tony Rizzo (Vice President Carolyn Rovira presided over the meeting)
Manager(s) Present: Keith Edquist, Kim Clinco
Homeowners/residents present for some or all of the meeting: None

1. **Quorum and Minutes.**

The minutes of the regular Trustee meeting of March 14, 2024 were approved without change.

2. **Public Comment and General Trustee Comments if any.**

Gayle Morgan asked that LECV be informed that she plans to issue a broad invitation to her home for a date in June to hear about energy efficiency programs that are offered through CORE – the Community Office for Resource Efficiency. Watch for more information.

Sharon Caulfield reported that the Snowmass-Capitol Creek Caucus is sponsoring a program at TACAW on May 16 with Dr. Jeffrey Hall the Executive Director of the Lowell Observatory in Flagstaff AZ, to provide education related to the Caucus' Dark Skies Initiative. Pitkin County has recently updated its lighting code to support this Dark Skies Initiative, and homeowners should be aware that lights should be shielded, and should be on timers or motion detectors rather than allowed to shine all nights. The Pitkin County lighting Code Enforcement Officer is Chad Abraham who can be reached at chad.abraham@pitkincounty.com.

3. **Consent Agenda Written Reports.**

The financial reports for March 31, 2024 were reviewed and accepted.

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

No report was received from Water Systems Manager Roy Saba who was on vacation.

4. **Consideration of Items removed from Consent Agenda**

From the financial reports, it was noted that the Mahaffey are behind on their assessments and must provide a deposit for their septic construction project. Keith Edquist will follow up to obtain appropriate funds.

Also from the financial reports, it was noted that the Association is paying \$2100 per year in fees to support homeowners' options to pay assessments with a credit card rather than by check. To recoup this expense, Sharon Caulfield moved, and John Ott seconded, that the LECV should add a 3% charge to homeowners who use this payment option, beginning as of the new fiscal year on July 1, 2024. Checks will still be accepted without additional fee. The Board passed this motion unanimously.

5. **Additional Comments from Roy Saba, Water Operations manager.**

Roy was on vacation and did not provide a report.



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Keith Edquist described the continuing progress on obtaining a grate for the Little Elk Creek culvert under Haystack, which is expected to be installed at the initiation of irrigation season. The Board discussed the plans for an April 16 meeting to be held with George Johnson (Borum and White Ditch), Dan Oppenheimer (Little Elk Creek Ditch), Water Systems Manager Roy Saba and board members to clarify the objectives of the new regulation that requires that homeowners attend to the ditches that flow through their properties. These regulations are effective as of April 15, 2024, which is 30 days after they were posted to the LECVHOA website.

6. **ACA**

The Huffmans have proposed a project at their home on Little Elk Creek Avenue to enhance weather coverage for the entrances on the northwest corner of their residence, and also to replace the siding on the entire house. Architect Kurt Carruth presented the plans. Keith Edquist had obtained favorable comments from the applicable neighbors. Sharon Caulfield moved to allow a variance which would allow the small addition to be built within the Pitkin County lot line setback of 20 feet, rather than the 30 feet required by the HOA covenants. John Ott seconded the motion, which passed unanimously as the project was approved by the ACA.

The ACA continued its oversight of the Mullaney project on the corner of Katydid and Capitol Avenue. After discussion of a written report from the Mullaney's, Carolyne Rovira proposed, Beth Hoff Blackmer seconded, and the Board unanimously adopted the following motion:

1. By April 20, the entire Borum and White Ditch leg that runs through the Mullaney property must be fully cleared of construction debris and accumulated ditch detritus so that the anticipated ditch flow is unimpeded and water can be effectively delivered to down-ditch users.
2. During that clearance process, the construction dirt and boulders that were pushed to the southeast corner of the property last fall can be moved to the fencing along Capitol Avenue to create the underpinnings of a berm. The woodpile currently stacked along the fencing should be moved out of the way before berm placement.
3. Before completing the berm or engaging in any planting, the Mullaney's should provide the board with a written landscape plan in accordance with the Architectural Guidelines that will demonstrate the anticipated elevations of the final berm, identify the soil and mulch to be placed on the berm, and show the placement and names of all planned landscape plantings, boulder features and the like. The Mullaney's will await board approval before beginning the landscaping process.

7. **Old Business.**

Griff Foxley has submitted his resignation from the Board as his family is moving to California. The Board welcomed Beth Hoff Blackmer to her first meeting to fill Griff's term, which ends on June 30, 2025. Beth has consented to accept Griff's role as Treasurer also.

The Board started its second review of the 2024-2025 budget, using materials provided by Kim Clinco and Keith Edquist. In most cases Operating Expenses have been carried into the new fiscal year with a 3% increase. Ditch reimbursement expectations were adjusted based upon the



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LECVHOA anticipated share of expenses of the ditch companies in which LECVHOA holds partial ownership of water rights. The expenses of operational ditch maintenance and pump house operations were discussed and interpreted as we enter a first full year of operations under the oversight of Roy Saba. The biggest question in the budget is how to address a potential unexpected high reserves drain if the CDPHE requires additional water treatment for the copper exceedance issue. While current reserves are sufficient to manage the infrastructure requirements anticipated under the 2023 Reserves Study, this project may require additional assessment contributions. The Board requested that Keith Edquist and Kim Clinco come to the May Board meeting with additional modeling of quarterly assessment options for 2024-2025. In particular, the Board tentatively discussed a model that would show an increase in assessment from \$785 to \$1000 per quarter. The Board last adjusted the assessment, to the \$785 current level, in 2017. The 2024-2025 budget will be adopted by the Board at the May meeting and then presented to the homeowners at the June 12, 2024 annual meeting.

Pursuant to the Bylaws, two positions on the LECVHOA Board will be open for election on June 12. The terms of John Ott and Tony Rizzo are coming to an end. As usual, a letter will be sent to homeowners to seek nominations for election.

8. **New Business.**

Kim Clinco noted that a CD account held at Wells Fargo has been listed as 'dormant.' John Ott is the only signatory on that CD as Wells Fargo will not allow more than one signatory. During the meeting John was able to go on-line and confirm the account which brings it out of dormancy.

Keith Edquist will investigate whether the Annual Meeting can be held at the Basalt Library community room as the Fire House has a conflict for that day.

9. **Executive Session.** No executive session was called.

The meeting was adjourned at 8:45 pm.

The next Trustee meeting will be May 8, 2024.