



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

BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF AUGUST 14, 2024
BY ZOOM 6:30 pm

Trustees Present: Sharon Caulfield, John Ott, Beth Hoff Blackmer, Tony Rizzo

Manager(s) Present: Roy Saba, Keith Edquist, Kim Clinco

Homeowners present for some or all of the meeting: Julie Myers, Bruce Anderson

1. **Quorum and Minutes**

The minutes of the Trustees meeting of July 10, 2024 were approved without change. (The June meeting was the member meeting and those minutes will be approved in June 2025.)

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

Bruce Anderson requested that the HOA's financial statements be put in a public portion of the website. He indicates that as he has considered other properties for purchase, he has made initial interest decisions based upon the financial condition of the neighborhoods he's considered. There was discussion on whether we wanted to have all financial information available to the general public. Beth Hoff Blackmer moved, and Tony Rizzo seconded, a compromise motion to place a page of summary financial on the website but to keep the more detailed information in the owner's only section. The motion passed unanimously.

Julie Myers asked for information about the three real estate advertising signs that have been taken from the roadway at the entrance to LECV. Steve Smart has researched the issue and complains that the signs should not be placed in the County road right of way. The Board agreed to give information to the neighborhood that signs should be placed only in front of the property that is on the market. The Board also agreed to ask for information about where the three missing signs might be – and to offer that they could be returned without question to the pump house.

Julie also noted that the thistles in the open space and around the ponds are very prominent. Keith Edquist stated that he will have Outdoor Services come to top the thistles to prevent seed spreading. He will also speak with certain homeowners who have been noted to have high populations of thistles on their properties, and the HOA will remind homeowners of the Pitkin County regulation that requires annual management of thistles and other noxious weeds.

3. **Consent Agenda Written Reports**

- Keith Edquist's monthly management report was received.
- No monthly water report was received from Roy Saba.
- The End of year financials and monthly financials were deferred due to delayed receipt of invoices from vendors.



4. **Consideration of Items removed from Consent Agenda, if any**
 - Kim Clinco is moving out of the Lazy O neighborhood, which will make it much more difficult to pass around checks for our two-signature signing process. Kim proposes to move the LECVHOA checking account to Alpine Bank, at which we already have two CDs. Alpine Bank has an on-line bill pay system that Kim has used for other HOAs. She will be able to issue checking approvals and then the HOA bill signers can approve the distribution of the payments. Tony Rizzo moved to adopt this system, and Beth Hoff Blackmer seconded, and the motion passed unanimously.

5. **Additional discussion with Roy Saba, Water Systems Manager**
 - Progress on the Copper Exceedance testing project: Testing has continued as approved by the Board. Our next deadline for reporting to the CDPHE is August 16.
 - Keith Edquist has been in touch with McGowan, who will do the exterior painting on the water tank in the fall.
 - The fire hydrant on Driskell was damaged by a vehicle and has been fixed. The cost for repair was \$13,000. Keith will submit a claim for insurance; the deductible will be \$5000.
 - The door on the pump house has been left open, causing a security and animal trespass risk. The locks are old and difficult to operate. Sharon moved, and Tony seconded, for Keith to purchase and install an improved lock. The key system will remain the same, with a lock box. The Board approved the motion unanimously.

6. **ACA**
 - The Kaplan/Clark household on Haystack has received the return of its construction deposit. The landscaping has not been completed due to a lack of agreement upon the location for the irrigation pump. Roy Saba has been asked to contact the Kaplan/Clark household and the Pawlowski's, on whose property the pump is likely to be located.
 - The Kessler lighting has remained on all night, which is troublesome for neighbors and violates the new lighting code that Pitkin County Commissioners are in the process of adopting. The Board asked Keith to send a letter to the Kesslers to request that they bring their lighting up to the new standards.

7. **Old Business**
 - Sharon Caulfield moved, and Tony Rizzo seconded, that new Treasurer Beth Blackmer should be added as a signer on all LECVHOA banking and investment accounts. The motion passed unanimously.

The Colorado Common Interest Ownership Act (CCIOA) requires that certain financial disclosures be placed on the HOA website. The Board reviewed the format for these financial disclosures as submitted by secretary Sharon Caulfield, and unanimously adopted the format to be posted.

The second annual neighborhood picnic will be held at the ponds picnic area on September 15, 2024.



The sprinklers in the open space around the pump house were broken in last fall's work to reestablish the lines from the pumps into the water system. They have now been fixed so that the open space park should look better.

8. **New Business**

Sharon Caulfield submitted a records inspection policy required under CCIOA and vetted by the HOA's legal counsel. Tony Rizzo moved that the Board adopt the policy and Beth Blackmer seconded; the motion passed unanimously.

In response to an unsolicited email asking for HOA vendor information, the Board asked legal counsel to advise whether the HOA is subject to the Colorado Open Records Act. Legal counsel has noted that as a private corporation rather than a public entity, the Colorado Open Records Act does not apply to the LECVHOA.

The Board realized that there has been an interruption in the HOA website and board email system. No emails were delivered to the Board between August 6 and August 14. This matter will be resolved as quickly as possible.

The meeting was adjourned at 9:10 pm.