



**BOARD OF TRUSTEES REGULAR MEETING
MINUTES OF OCTOBER 9, 2024
BY ZOOM 6:30 pm**

Trustees Present: Beth Hoff Blackmer, Tony Rizzo, Carolyn Rovira

Absent: Sharon Caulfield, John Ott

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

Homeowners present for some or all of the meeting: none

1. Quorum and Minutes

The minutes of the Trustees meeting of September 18, 2024 were submitted and approved.

2. Public Comment and General Trustee Comments if any.

- Tony asked Keith about the bear situation with Adas. Keith said he spoke to him and told him the proper authorities to contact are CPW and Pitco Sheriff. Bear activity is increasing, but CPW will only respond if the bears are a threat. Beth said she has noticed a lot of bear activity on her security cameras. Adas's situation with a bear threatening them and chasing them down the street needs to be reported to the sheriff's office or CPW. Tony will follow up to see if they had called.
- Tony is unclear if CDPHE has responded to our letter with our new proposal. Tony will ask Roy to put together a summary report for the Board to catch us up on the process and if water testing continues with EPC. Beth did not receive a test kit this month.

3. Consent Agenda Written Reports

- Keith Edquist's monthly management report was received.
- No monthly water report was received from Roy Saba.

4. ACA

- The Kaplan/Clark household still does not have irrigation. Thus far the companies they have talked to are telling them their property is too far from the ditch for a pump system. A solution could be to move the ditch back to the property line, which Beth commented is where it historically was meant to run. Lederer has been using the ditch from the same distance with no issue Beth said. If ditch and pump is moved from Lederers, Powlaskis and Ives would have to move pumps if we moved ditch. George and Roy need to be queried and work could begin in spring after necessary approvals were attained. Roy will need to manage this project with approvals, research and process. Tony will follow up with Roy. Beth will help Kaplan/Clark to get the proper help. Beth noted that it would make sense to find out if it would work to bring water back up from [Wolk/Dahli] properties instead of rerouting ditch.



- Keith Edquist has begun the process of obtaining neighbor comments for the Caulfield-Andrews project at 310 Little Elk Creek Avenue, for consideration at the November board meeting.

7. **Old Business**

-The process for check signing via electronic system is underway. The bank does not have a multi-person system so we will set up our own process for that.

-Keith hoped the stop sign replacement was going to be done by AMA while they were in the neighborhood but that did not happen. Beth offered to help with any necessary machinery but reminded the Board that the sign will very likely get hit again once snow starts.

-Keith said he sprayed a large swatch of Canadian thistle around the upper ponds and walking path between Alexander and Driskell and also was up at water tank and sanded and painted over multiple rust spots.

8. **New Business**

Beth noted that she met with Slansky and the willows are becoming increasingly problematic this year. Keith said Corcoran, Sabella and Hedges are having the same problem, and suggests we as an HOA will have to find a way to address this soon. The only way to tackle the problem is to dig them out which will be a big job.

The meeting was adjourned at 7:36 pm.