

Minutes of the Board of Directors meeting of Big Elk Meadows Association (BEMA) and the Big Elk Water Association (BEWA).

Held at the Big Elk Meadows Volunteer Fire Department (BEMVFD)

March 12, 2011

Meeting called to order by Glenn Christensen at 9:00 AM

In attendance were BOD members: Glenn Christensen, Karen Scharer, Bobbie Heisterkamp, Guy Scoma, Kevin Sweeney, Roy McCutchen, Linda Thule, Leonard Arnold and Jerry Guthrie.

Bobbie has Sam Schwab's proxy.

Also in attendance were staff members, Paul Flanagan, Carole Renouf and Nelson Renouf.

Members of the community Jerry Anstaedt and Judy Arnold were also in attendance.

Quorum established and the agenda approved.

Minutes of the Annual Meeting and Special BOD meeting held on May 29, 2010 are still not available.

Minutes of the February 12th, BOD meeting presented. Jerry moved to approve and Bobbie seconded. The motion carried.

Nelson Renouf presented the Operations Admin and BEMVFD a copy of which is available in the office and is made a part of these minutes.

Member Communication: There were no communications to report.

Secretary's report: Nothing new.

Treasurer's Report: attached as a PDF

Long Range Planning: Bobbie had nothing new to report.

Roads Committee: Nothing new

Septic Systems: One frozen septic system

Water Rights: Roy reported that he, Kevin Sweeney and Glenn Christensen attended the annual Ish meeting in Berthoud on February 19th. Our dues will remain the same (\$14 per share X our 12 shares). We made a contact that may help in moving forward with our augmentation requirements.

Roy also reported on a field trip he participated in with the District 4 water commissioner, Jason Smith and the Division 1 auditor, Caren Aguilar. Along also was our water consultant from Wright Water Engineering, Chuck Haines. We visited the various structures along the Little Thompson from the "Mouth of the Canyon" monitoring station through the Rockwell Headgate for the purpose of becoming more familiar with the structures that affect our water rights.

Lake Health: Nothing new

Water Processing & Distribution: Orica continues to work on the resin recover issue as it still doesn't work properly.

Fire Mitigation/Beetle Kill/Weeds: Nothing new.

Architectural Reviews: Nothing new.

Adopt a tree program: Glenn reported that we have \$1,151.58 in the community fund for tree spraying. Also, we received a letter from a company out of Dillon called Preventive Tree Spraying that is offering a better deal than Tiger Tree, which is the company we have been using. Tiger Tree agreed to charge the same as last year, \$17 a tree. Preventive Tree is offering a price as low as \$10 per tree for 50-100 trees. We will do more research into Preventive Tree to find out which chemical they are using and whether they are sensitive to the aquatic situation here in BEM. We would want an agreement that they will not spray during windy times.

Horse Pasture: Nothing new

Broad Band: Nothing new

Old business:

There were no old business follow-ups

New Business:

Budget for 2011-12: There was discussion about the tentative budget generated during the budget creating meeting held at Bobbie's house on March 5th. A number of suggestions were made to affect line items. The tentative budget will be recast based on the suggestions and reviewed again at the April BOD meeting.

There was a motion by Bobbie to purchase a new electric sander this year rather than waiting until next year at a cost of approximately \$6,000 pending Nelson's review of its suitability. Karen seconded the motion. It was noted that the electric sander, if found to be satisfactory, can be purchased at a significant savings over a gas powered sander and it comes with a five year warranty. The measure passed.

There was discussion about how to deal with the concrete pool deck that is disintegrating. Leonard will look into what it would cost.

There was discussion about purchasing more of the new style water meter that BEWA has been using to replace old meters. New meters cost around \$185. The budget only has \$500 for meter replacement. It was pointed out that the old meters get clogged up and record much lower volumes than are actually used resulting in lower revenues being generated. Paul will research the difference between old meters and new replacements on the 25 or so houses where it has been done to see if we can determine a range of improvement. It might be well for BEWA to replace more meters as they will pay for themselves and then generate increased usage revenues for BEWA.

Bobbie made a motion to recommend to the membership at the annual meeting an increase in annual dues of 2% for BEWA and BEMA based on the increase recorded in the Denver, Greeley, Boulder CPI. Jerry seconded the motion.

Discussion:

-It was a community suggestion of the Long Range Planning committee that dues be increased based on increases in the CPI.

-It was noted that we didn't suggest it be lowered last year when the CPI went down.

-The staff is receiving a 2% COL increase retroactive to January 1, 2011. Salaries add up to the biggest expense BEMA/BEWA has and we need the increase to cover this COL raise for the staff.

-It seems odd that we would vote on a 2% increase when we haven't approved a budget yet.

-What if we actually need more? Seems like we really don't have all the data we need to decide what increase, if any, we should look for.

-if we are going to have a COLA built into the annual dues we should look to building it into the Covenants, which are up for review.

-seems like we have some heavy expensive things coming up and we should look to the big picture.

It was agreed to table the motion until the next BOD meeting in April

The regular meeting was adjourned at 10:40 AM

Immediately following the regular meeting the Board of Directors moved to Executive Session.

The next meeting will be April 9th 2011.

Roy McCutchen, Secretary BEMA/BEWA

March 12, 2011 Operations Administrator's Report

VFD OF BIG ELK

CPR Training - Nelson and Carole. (Paul to renew later)

Medical Call 2:50 AM.

Replaced batteries in 4940.

Forest Service burning three times in the area.

Medical Call 3:00 AM B.C.S.O.

Air Ops Training - Nelson 18 hour class in the evenings

Car vs. deer accident

Car accident at 7:00 AM

Meeting with the Colorado Forest Service about training and mitigation.

Button Rock fire, five miles from here.

VFDBE assigned to protect three homes, above and in the direction of the fire's approach, then to put out hot spots. This was a five-acre fire at the beginning and 100 %

Out, when we left.

We are at 40" snow pack this season as of March 1st. This is below normal for our area. It has been a very dry cold year again.

High wind dropped the radio repeater post.

BIG ELK MEADOWS AND BIG ELK WATER ASSOCIATION

Paul went to Colorado Springs for one week for water classes and testing.

Plowed, sanded and slushed roads nine times.

Worked on drainage four times.

Pulled three vehicles from the ditch.

Nelson went to Colorado Springs for two days for classes to recertify water licenses.

Carole went one day to class to recertify as well.

Orica V.P. quit.

Report of damage to a windshield due to sand.

Replaced plow lights.

Changed both plow blades.

Worked on frozen waterlines two times.

Hatrock can now steam thaw lines ¾" & 1". 50'

Looked for leaks. Found two.

Public Notice about HAA5s & TTHMs

Sander repaired two times

Water plant alarm at 12:45 AM and power off alarm at 6:45 AM

Online training Sunday for Water TU's

Hand salted road two times

Pothole repair three times

Copier down, going to Firehouse or home

Dump truck repairs, steering box, alternator, ABS sensor and serpentine belt

Water testing

Double maintenance clean on the water plant

Removed repeater antenna and a new pole was installed

Researched flume information

Design work on wastewater PH adjustment system

Washboard work with the backhoe

Some grading, ground too frozen yet

County graded snow on roadsides

Orica here to plan modifications

Budget planning and pricing

Copier replaced