

BIG ELK MEADOWS ASSOCIATION  
BIG ELK WATER ASSOCIATION  
BOARD OF DIRECTORS MEETING

MINUTES

January 09, 2010

The Board of Directors meeting was called to order by President Glenn Christensen at 9:04 am. at the Fire Station.

Board Members Present: Randal Eike, Glenn Christensen, Bobbie Heisterkamp, Russ Stacey, Sam Schwab, Kevin Sweeny, Jerry Ahnstedt, Larry Wimp, Jerry Guthrie and Mike Main.

Others Present: Nelson Renouf, Carole Renouf, Paul Flanagan, Linda Thul and Karen Scharer.

Meeting Agenda

Motion by Sam Schwab to approve the agenda. Motion was seconded by Bobbie Heisterkamp. The motion was unanimously approved.

Approval of December 12, 2009, Minutes

Motion by Sam Schwab to approve the minutes from the December board meeting minutes with corrections. The motion was seconded by Russ Stacey and unanimously approved.

Motion by Glenn Christensen to approve the minutes from the December executive session meeting minutes with corrections. The motion was seconded by Russ Stacey and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

- 1)Plowed the roads six times.
- 2)Worked on the shop repair.
- 3)Responded to 4 fire calls. There were a total of 81 fire and rescue call outs in 2009.
- 4)Repaired the Medical Rescue truck.
- 5)Assisted 8 residents.
- 6)Looked for leaks.
- 7)Checked lake levels.
- 8)Repaired entry gate.
- 9)Repaired brine line after it froze.
- 10)Cut Christmas trees.
- 11)Added tap break tank in order to recover brine.
- 12)Meet with sheriff on LCR #47.
- 13)Two water leaks found in two resident's homes.

Member Communications

1)A certified warning letter was sent to resident about an incident involving his dog being off leash and attacking another members dog.

Secretary's Report (Randal Eike)

Posted corrected November minutes on the web.

Treasurer's Report (Bobbie Heisterkamp)

The following issues were discussed:

BEMA/BEWA Budget:

The budget is currently on track but tight.

Paid the yearly workman's compensation insurance premium. By paying the whole year now we save \$240 in monthly fees. In addition Pinnacle gave us a 6% credit because we had no claims last year.

All the paperwork required has been sent to Bank of the West to increase our line of credit from \$60,000 to \$90,000. We are currently waiting for them to respond.

The cost of living index for the Denver/Boulder/Greeley area actually decreased this year.

Membership Dues:

Bobby is working with or lawyer, Jerry Orton, on a reply letter to the lessee regarding refusal to pay past due BEMA dues.

We may not meet our budget projections due to members defaulting on their annual assessments. There are currently 4 BEMA for \$5112 and 4 BEWA for \$2660 outstanding. Liens have been filed on the properties.

Fire Department Report (Jerry Guthrie)

There were a total of 81 fire and rescue call outs in 2009.

Poudre Valley REA has donated a pole to mount the new fire siren. The VFD will submit a plan for the location of the siren pole to the architectural review committee for approval.

Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

Due to the decrease in the cost of living index in the area it is recommended that the board not request a dues increase this year. The board agrees that a dues increase is not in the interest of BEMA/BEWA this year.

Roads Committee: (Jerry Ahnstedt)

A suggestion was made that we use the grader to cut the ice to county road 47. Nelson will apply brine to the road and use the plow to scrape the softened ice then apply sand to the remainder.

The last time the sheriff was up he commented that the roads are very well maintained.

Budget Committee: (Bobbie Heisterkamp)

See Treasurer's report.

Septic Committee: (Carole Renouf)

A member cannot find the septic lid on his property in order to pump it. Carole will work with the member to get the septic pumped.

A letter will be sent out requesting that members inspect and pump their septic tanks every five years.

**Water Rights: (Glenn Christensen)**

Leonard Arnold is working with Gauthrie Engineering on the Meadow Lake Dam project. Currently we have spent \$3000 on consulting fees.

Leonard is working to find a low interest loan to finance the Meadow Lake Dam repair.

Our water rights come up for review in August.

**Lake Health Committee: (Glenn Christensen)**

There will be a Lake health committee meeting today at 1:30 at the firehouse to discuss the alum treatment project.

**Water Treatment & Distribution: (Glenn Christensen)**

M & M is scheduled to paint the steel tank seams within two weeks.

Fairbanks Excavation is scheduled to start digging for the discharge settling tank next week or the week after depending on weather.

No new status on well usage.

**Fire Mitigation/Beetle Kill/Weeds Committee: (Glenn Christensen)**

No new status.

**Architectural Review Committee: (Glenn Christensen)**

Larry Wimp submitted a proposal to replace the vehicle gate on his property. The proposal was approved. Larry will donate his old gate to the Meadows.

**Adopt-a-tree: (Glenn Christensen)**

No new status.

**Canyon Lake: (Bobbie Heisterkamp)**

No new status.

**Old Business**

**Maintenance Building Repair:** The roof and drip edge replacement is in progress. The current cost for the roof replacement is \$4547.05. The insurance payment was \$4110.32 leaving \$436.73 to come out of the BEMA budget.

**Lessee Letter:** See Treasurer's report.

**Stables and Horse Pasture:** A member's horse died recently. We have not been able to dispose of the horse's body due to the snow.

**New Business**

**New Truck:** There is a 2000 model year full size pickup truck with four wheel drive available that BEMA/BEWA could purchase for \$1500 to \$2000. After discussion it was decided that we currently do not need a new pickup truck.

Other Communications:  
No other communications.

The meeting was adjourned at 9:54 am.

The next Board of Directors meeting will be held at 9:00 am., Saturday, February 13, 2010, at the Firehouse.

Respectfully submitted,  
Randal Eike  
Secretary