

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

MINUTES

January 10, 2008

The Board of Directors meeting was called to order by President Leonard Arnold at 9:00 am. at the Fire Station.

Board Members Present: Randal Eike, Bobby Hiesterkamp, Jerry Guthrie, Leonard Arnold, Sam Schwab, Jerry Ahnstedt, Glenn Christensen, Dick O'Neill, Russ Stacy and Mike Main by phone.

Others Present: Nelson Renouf, Carole Renouf and Judy Arnold.

Meeting Agenda

Motion by Glen Christensen to approve the agenda with the following additions:

Canyon Dam committee

Status of out water rights attorney Dan Platt.

Member water bill.

Discharge of water from the lakes.

Current terms of Board members and terms of open seats in the next election.

The motion was seconded by Dick O'Neill and unanimously approved.

Approval of October 11, 2008, Minutes

Motion by Bobby Hiesterkamp to approve the Dec board meeting minutes with the following additions.

Note that the Canyon dam committee was formed.

Bobby Hiesterkamp is working with our lawyer to update the covenants.

Water releases need to be documented by a hired third party.

Add "with our insurance agent" to the out loan agreement.

The motion was seconded by Glenn Christensen and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

- 1) Installed all the speed bumps.
- 2) Performed maintenance on #2 pump.
- 3) Cleaned Miex piping.
- 4) Repaired Miex regeneration.
- 5) Trained Paul on meter repair.
- 6) Repaired two meters.
- 7) Repaired meter pit and shutoff.
- 8) Responded to medical call.
- 9) Responded to Neva fire.
- 10) Responded to structural fire in Pinewood Springs.

- 11)Hose on the plow ruptured. Had to take the plow to Ft. Collins to be repaired.
- 12)Calibrated CL28 and NTU meters.
- 13)Paul attending pool certification classes.
- 14)The high winds damaged fences and shop roof.
- 15)Plowed and sanded the roads

Member Communications

1) Bobby received a letter from a resident to combine the labor and water cost for a frozen pipe leak into a single bill to give to his insurance company. Bobby will reissue a single bill with the charges combined.

Secretary's Report (Randal Eike)

Minutes from October were posted on the website.

Treasurer's Report (Bobby Hiesterkamp)

The following issues were discussed:

BEMA/BEWA Budget:

The sand shed construction is now complete. The final cost was \$52,000.

We currently have \$8000 in the BEWA reserve fund which is tight.

All current loans will be paid off on 3/1/2009.

Overall the budgets are on track. Bobby will continue to monitor the budget to stay on track.

Big Elk employee W2 for 2008 complete.

Membership Dues:

No new status.

Fire Department Report (Jerry Guthrie)

The VFD responded to the Neva fire north of Boulder in compliance with our contract with FEMA. The VFD costs will be refunded to the VFD under the terms of the contract.

Diane Briggie is adding clarifications to the Adopt-a-siren letter before it is sent out.

Committee Reports

Roads Committee: (Jerry Ahnstedt)

See operations report.

Budget Committee: (Bobby Hiesterkamp)

See Treasurer's report.

Septic Committee: (Carol Renouf)

No new status.

Water Rights: (Glenn Christensen)

We received a letter from Blatchley Associates concerning water rights dispute, Case No. 95CW238, with Pinewood Springs and Boulder and Larimer County Irrigating and Ditch Company to make absolute 1) a portion of the direct flow exchange at the rate of 0.11cfs that

was claimed to have occurred on August 24, 1997 and 2) a portion of the exchange to storage at the rate of 1.80cfs claimed for the period April 21 through May 10, 1999. Boulder and Larimer County Irrigating and Ditch Company entered into a stipulation with Big Elk on January 19, 2006. Pinewood Springs however raised additional concerns and would not enter into the stipulation. In order to address the concerns of Pinewood Springs Big Elk Meadows may either 1) supplement the application in Case No. 95CW238 to include operation on the exchanges while the application has been pending or 2) propose that Pinewood Springs stipulate to a decree that a) withdraws the claims to make the direct flow and storage exchanges absolute and that b) continues the conditional status of the exchanges for another six year diligence period. It is the recommendation by Blatchley Associates to withdraw the present claim at this time and make the direct flow and storage exchanges partially absolute so that a diligence decree can be entered that extends the conditional status of the exchanges.

A motion was proposed by Sam Schwab to accept the recommendation of Blatchley Associates make the storage and exchanges partially absolute. The motion was seconded by Jerry Guthrie and passed unanimously.

Lake Health Committee: (Leonard Arnold)

The muskrats chewed through one of the aerator lines.

Water Treatment & Distribution: (Glenn Christensen)

The water treatment plant back flush is currently in out of compliance with Colorado EPA standards. Our last test failed badly for pH and particulate levels. We will need to monitor the input water and discharge contaminate levels. In addition the EPA is requiring that we add a flow meter to the discharge line in order to get an accurate measurement of our discharge volume. Currently our discharge is approximately 5000 gallons per quarter. We have two possible solutions 1) apply for a modification to the discharge permit to raise our limits to our current levels or 2) build a lined lagoon for the discharge. It is unlikely that the state will approve a raise in the discharge limits. To try to avoid possible fines by the state and get an accurate measurement of our discharge volume we will immediately add a flow meter to the discharge line. In addition BEMA contacted Pontius Water Consultants Inc. to get an estimate on cost and materials required for a lagoon. Pontius Water Consultants contacted the state with plans for a lagoon without the approval of BEWA causing additional problems. Leonard will write a letter to the state explaining the steps BEWA is currently taking to address the discharge issues and explaining that Pontius was asked simply to submit a proposal and does not represent BEWA in this matter. In the current discharge we have solids that need to be removed. Initial costs for the project are \$10,000 to \$15,000 to hire an engineer and \$5,000 for a flow meter. Currently we have \$8,000 in the BEWA capital reserve so we will need to get a loan. Leonard Arnold will find and meet a water engineer to determine the scope of the project. A motion was forwarded by Dick O'Neill to 1) increase the \$40,000 water main replacement loan to \$60,000 in order to cover the cost of \$5,000 for a flow meter and \$15,000 for engineering and 2) change the terms of the loan to make it a draw loan. The motion was seconded by Jerry Ahnstedt and approved by a unanimous vote.

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

Seven of eight properties with pine beetle problems have been resolved.

Continued cutting of infected trees on BEMA and adjacent forest service land. Sixteen to twenty trees remain to be cut.

Adopt-a-tree: No new funds this month. The spraying needs to be done in the spring.

Recreation Committee: ()

No new status.

Architectural Review Committee: (Leonard Arnold)

A fence was built that was not submitted to the architectural review committee. A letter will be sent to the owners reminding them that the covenants require all outside projects be submitted for approval.

Canyon Lake Committee: (Bobby Hiesterkamp)

The committee has been formed and will begin meeting this spring.

Old Business

Speed Bumps: The office has received several complaints about the speed bumps however they appear to be working. There was a problem with the signs being blown down in the winds. The bumps will remain where they are for now, may move them later.

Covenant Revisions: Bobby will contact our Lawyer to complete the revisions. If the revisions are not done by next month we will start looking for a new lawyer.

Water Distribution Planning: No new status.

Beetle Kill Tree Cutting: See Fire Mitigation/Beetle Kill/Weeds Committee notes.

Water Line Replacement: The project has been postponed until spring when the ground thaws.

Water Releases: The main reason for using an outside party to release water from the lakes was legal. However with the current unexpected expenses it was decided that the cost was too high for the benefit. A question was asked if we should add a flow meter to the lake release. There is currently a flow meter in place. For now to save money we will continue releasing water ourselves.

New Business

Lagoon Construction / Design: See Water Treatment & Distribution notes. Nelson will get a discharge water sample report to Sam Schwab. Sam will contact waste disposal companies to get an estimate of our disposal costs for the solid waste from the lagoon.

Upcoming Open Board Seats: There will be three open seats in May. We need to start recruiting candidates now for these open seats.

Maintenance Building: Currently working on drawings for proposal.

Water Plant: The secondary pump has been rebuilt and is now working well.

The meeting was adjourned at 11:00 am.

The next Board of Directors meeting will be held at 9:00 am., Saturday, February 14, 2009, at the Firehouse.

Respectfully submitted,

Randal Eike
Secretary