

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

MINUTES

February 14, 2009

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

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

Others Present: Nelson Renouf, Carole Renouf, Paul Flanagan, Linda Thul and Judy Arnold.

Meeting Agenda:

A motion was made by Russ Stacy to approve the agenda.

The motion was seconded by Glenn Christensen and unanimously approved.

Approval of January 10, 2008 Minutes

Motion by Glenn Christensen to approve the January board meeting minutes with the following additions.

Corrected meeting date to reflect January 10, 2009

Correction to attendance (added Larry Wimp and Russ Stacy by proxy)

Miex loan will be paid off on 3/1/2009

Water Rights – Dan Platt replaced references to Blatchley Associates

Recreation Committee – Larry Wimp status was added

Articles of Incorporation and By-Laws replaced reference to Covenant Revisions under Old Business

The motion was seconded by Bobby Hiesterkamp and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

1. Paul Flanagan attended pool classes
2. Purchased new flow meter parts
3. Researched raw water quality data
4. Three Water Treatment Plant chemical cleans
5. Responded to rescue call
6. Plowed and sanded due to several small snow storms
7. Picked up grant equipment from C.S.F.S.
8. Jaws and rescue equipment delivered and stocked on 4920
9. Replaced fuel filler hoses on 4940
10. Worked on pneumatic system on 4940

11. Gathered information for water treatment engineering
12. Responded to structural fire in Pinewood Springs.
13. Replaced meadow dam plug
14. Replaced plow blade
15. Hauled brine
16. More wind damage (trees, glass, fences)
17. Held water treatment plant tour
18. Planning for Fire Department training
19. Care Taker cabin appraisal complete
20. Corrected frozen water service
21. Located and corrected two water leaks (Franz & Tazalar)
22. Performed water meter readings
23. Removed one set of speed bumps
24. Dug ponds at horse pasture
25. Performed repairs to dump truck (electrical & hydraulic)
26. Excavated septic d-box

Member Communications

None

Secretary's Report (Randal Eike)

None

Treasurer's Report (Bobby Hiesterkamp)

The following issues were discussed:

BEMA/BEWA Budget reports for the end of January 2009:

We spent \$51,932.59 to date on the sand shed with no other bills coming in during January. The sand shed capital fund is at zero and the account is closed.

BEMA Balance Sheet showing current cash assets of \$97,804.55

BEMA Profit & Loss Budget Analysis with adjustments showing \$66,952.21 operating profit

BEMA Capital Asset Report showing current capital fund at \$28,820.98

BEMA Member Payments to date at \$183,577.50

BEWA Balance Sheet showing current cash assets of \$29,039.65

BEWA Profit & Loss Budget Analysis with adjustments showing \$35,347.72 operating profit

BEWA Capital Asset Report showing current capital fund at \$8,876.17

BEWA Annual Assessment [payments to date at \$89,087.40

BEWA Special Assessment payments to date at \$10,724.80

Our increased request for a \$60,000.00 loan from bank of the West is being processed. Current rate of the loan is 3% (prime) plus 2.5% (Bank of the West) = 5.5%. This rate will adjust with the prime.

The increase in our insurance policy premium from Lbn is \$477.00. This covers the weedcutter boat for \$30,000.00 and the new sand shed for \$100,000.00.

The Cost of Living for the first half of 2008 for the Denver-Boulder-Greeley area was 3.7%, but the figure for the second half is not yet available.

Legal work is enclosed that the Board needs to complete for amending the BEWA Articles of Incorporation and BEWA By-Laws along with a Board resolution. The notice of change needs to be filed with Boulder & Larimer Counties to alert people who are looking for our documents

Fire Department Report (Jerry Guthrie)

The letter (Can You Hear Me Now) for a new fire siren was mailed to the membership. Training on the fire equipment is being performed on the first Saturday of the month so equipment and personnel are kept up-to-date.

The Board has asked the VFD to utilize the wells in Big Elk Meadows for training so we can maintain our water rights. Glenn Christensen will create a chart to be used in tracking well water usage.

Committee Reports

Long Range Planning Committee: (Bobby Hiesterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

No new status.

Budget Committee: (Bobby Hiesterkamp)

See Treasurer's report.

Septic Committee: (Carol Renouf)

The Ross family septic leach field was fixed. Carole needs to get copy of the permit.

Water Rights: (Glenn Christensen)

The annual meeting of the Boulder and Larimer County Irrigating and Manufacturing Ditch Company (Old Ish) is being held on Saturday, February 21, 2009 at 10:00AM in Berthoud, CO. Bobbie Heisterkamp and Glenn Christensen will be attending.

Lake Health Committee: (Leonard Arnold)

Letter to be drafted by Glenn Christensen regarding fish stocking for the lakes.

Water Treatment & Distribution: (Glenn Christensen)

Flow meter was purchased for \$1000.00 and will be installed in the water treatment plant to monitor our discharge.

Fred Pontius was hired to assist us with the State concerns regarding our water treatment facility. His fee was \$3000.00

We will be meeting with the State in March to go over their concerns and our actions to date.

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

140 beetle kill trees have been taken down on Big Elk property

April and May is a great time to spray for the pine beetle. Glenn Christensen will draft a note for inclusion in the Bugle to alert our residents of the upcoming Pine Beetle season.

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

Adopt-a-tree: The fund is currently at \$2,987.00.

Recreation Committee: (Larry Wimp)

The Board requested Larry Wimp to provide a drawing of the modifications to the horse pasture stable for architectural review and approval.

The water tank in the pasture was shot full of holes by someone who had access to the meadows and stable area.

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 speed bump was removed from its current location on Hemlock Drive and will be replaced at another location when the ground thaws. Glenn Christensen will be taking over the speed bump activity from Leonard Arnold. The remaining bumps will remain where they are for now and appear to be working.

Articles and By-Laws Revisions: Bobbie Heisterkamp presented the completed revisions to the Board. The resolution on BEWA water was passed by a vote of nine Board members for and one opposing vote.

Water Distribution Planning: See Water Treatment and Distribution Committee notes.

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.

New Board Members and Election: There are three up coming open positions for the Board of Directors. Current Board members are urged to look for candidates so all open positions can be filled at the May election.

New Business

Maintenance Building Move/Funding/Repair: Due to current economic conditions the Board may want to hold off on a new Maintenance building and investigate the costs and funding necessary to repair the existing structure. This item needs further discussion and a review of repairs required at the old Maintenance building so appropriate funds can be made available.

Annual Meeting Vote Items: COLI adjustments on dues were discussed as an item to be voted on at the upcoming May elections by the membership. This was a Long Range Planning Committee item. Increasing the water rate was discussed but it was agreed to put an increase on hold for the moment since the Board had recently increased the water usage rate.

Alum Treatment: Bill Tolle is still working with the State on the necessary approvals for the use of Alum in our lakes.

Hansen Lease / Water Service: Need to get a current appraisal on the Hansen leased property. Leonard Arnold to pursue this activity.

Dam Repair / Engineering: Glenn Christensen to contact John Batka (State Dam Inspector) for recommendations on engineering firms we could use for the repairs required on the Meadow Lake Dam and for possible grants/low interest loans that may be available.

A motion was made by Russ Stacy and seconded by Larry Wimp to adjourn the meeting. Vote was unanimous. The meeting was adjourned at 11:30 am.

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

Respectfully submitted,

Glenn Christensen
Acting Secretary for
Randal Eike