

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

MINUTES

March 14, 2009

The Board of Directors meeting was called to order by President Leonard Arnold at 9:03 am. at the Fire Station.

Board Members Present: Randal Eike, Bobby Hiesterkamp, Jerry Guthrie, Leonard Arnold, Sam Schwab, Jerry Ahnstedt, Glenn Christensen, Larry Wimp and Mike Main by phone.

Others Present: Nelson Renouf, Tom Atkinson and Judy Arnold.

Meeting Agenda

Motion by Glen Christensen to approve the agenda with the following correction:
Under Old Business change "Covenant Revisions" to "Revisions to the Articles of Incorporation".

The motion was seconded by Bobby Hiesterkamp and unanimously approved.

Approval of February 14, 2009, Minutes

Motion by Bobby Hiesterkamp to approve the February board meeting minutes with the following corrections.

Change the insurance premium from Lbn from \$447 to \$477.

The motion was seconded by Glenn Christensen and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

- 1.Re-piped the brush truck.
- 2.Performed water plant maintenance wash.
- 3.Worked on entrance gate. Gate is tripping the breaker. Discussion by the board on what to do with the padlock that locks the other gate. It was decided that the combinations on the padlocks on the other gates be changed to the keypad code.
- 4.Installed new heater in the shop.
- 5.Rebuilt both toilets in the cabin.
- 6.Found 3 leaks. A 35 ft. section of main was replaced with 160PSI blue poly. Installed location tape over the new main. Water usage dropped from 18,000 gallons per day to 5,000 gallons per day.
- 7.Installed water flow meter on the waste water outlet.
- 8.The water plant produced 1000 gallons per day of waste water. With the leaks fixed the volume should go down.
- 9.Plowed and sanded roads.
- 10.Responded to one medical emergency call.
- 11.Attended water treatment class and took the recertification test.

- 12.Fixed leaking Meadow lake plug.
- 13.Replaced sodium hydroxide pump in the water treatment plant.
- 14.Carol is investigating grants for water main and waste water projects.
- 15.Pumped and hauled brine from the treatment plant.

Member Communications

1.Tom Atkins attended the board meeting to assure the board that he is not opening a B&B. In addition he submitted a proposal to the Architectural committee for the fence he is building.

Secretary's Report (Randal Eike)

No new status.

Treasurer's Report (Bobby Hiesterkamp)

The following issues were discussed:

BEMA/BEWA Budget:

BEWA cash reserves are low.

The Bank West loan will cover the main replacement project. The new interest rate for the loan is 5.25% through June. After June the rate will follow the prime rate.

The Cost Of Living Increase (COLI) rate last year in Larimer county was 3.9%.

The budget committee will meet on March 22nd at 2:00pm at Bobby Hiesterkamp's house to plan next years budget.

Membership Dues:

No new status.

Fire Department Report (Jerry Guthrie)

Eight people are taking the medical first responder training today. First responders will carry a medical kit in their personal vehicle to save time.

The VFD will use the water from the wells to fill the engines. The wells may need some repair work.

We all need to pay special attention to fire mitigation around our houses. With as little snow as we have had this fire season could be a bad one.

Committee Reports

Long Range Planning: (Bobby Hiesterkamp)

Currently working on COLI proposal.

Roads Committee: (Jerry Ahnstedt)

Paul graded the road 2 weeks ago.

Pulling road base from the ditch along the road is complicated and time consuming. Hiring an outside operator to pull the road base from the ditch and spread it on the road may be a more cost effective option. Jerry will investigate and report next month.

Budget Committee: (Bobby Hiesterkamp)

See Treasurer's report.

Septic Committee: (Jerry Guthrie)

Continuing to work with residents who have steel septic tanks to have the tanks replaced with concrete septic tanks.

One more steel tank was replaced and the leach field was repaired.

Water Rights: (Glenn Christensen)

The Old Ish water board held its annual meeting. Due to the lack of snow Old Ish may need to purchase water from Big Thompson. If water is purchased Old Ish will charge a special assessment of \$15 per share to all share holders.

The New Ish dam needs repairs, however the New Ish association does not have the money. Old Ish may need to pay for the repairs. This may impact the special assessment.

Still working with the lawyers and Pinewood Springs on Old Ish water exchange. Initial indication from Pinewood Springs is that they will stipulate to the modified decree.

Lake Health Committee: (Leonard Arnold)

A summary lake study is complete. As expected the down stream lakes are the cloudiest.

Water Treatment & Distribution: (Glenn Christensen)

We received a letter from the Colorado EPA in October that our water treatment plant back flush is currently in out of compliance with Colorado EPA standards. We added a flow meter to the back flush outlet. The measured flow was 1000 gallons per day. The flow was probably high due to leaks which are now fixed. The next step is to determine the content of the waste water. Fred Pontius Consulting has written an initial report. The main problem is suspended solids. The solid problem can be solved with a settling tank.

There are three main issues that need to be resolved. The size of the settling tank which will be resolved once we have collected the waste water flow volume data. Adjusting the pH of the clean water from the top of the settling tank. Transport and disposal of the waste from the bottom of the settling tank. The solids in the settling tank are the same solids that are in the lake, mostly algae and other biomass, so disposal should be little problem.

Current costs of the project so far: Flow meter \$1100. Engineering \$900.

Leonard will send a letter to the Colorado EPA explaining the actions we are taking to address the non-compliance issues and the contact information for Pontius Consulting in order to demonstrate due diligence.

When the ground thaws this spring we will begin laying the new Hickory water main.

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

To keep the weeds down and mitigate fire danger we need to mow the meadows. A motion was forwarded by Glenn Christensen to mow the entire common area. The motion was seconded by Jerry Ahnstedt and passed unanimously.

Recreation Committee: (Leonard Arnold)

A draft letter to the Fish Stocking committee requesting a presentation of a stocking plan to the board. A motion was forwarded by Sam Schwab to approve the letter with the addition of the next board meeting date. The motion was seconded by Larry Wimp and approved unanimously.

A motion was forwarded by Glenn Christensen to change Meadow Lake from catch and release to catch and keep in preparation for the draining the lake to repair the dam. The motion was seconded by Sam Schwab and passed unanimously.

Architectural Review Committee: (Leonard Arnold)

A proposal was submitted to add stone and replace the plaster on a garage. A motion was forwarded by Bobby Hiesterkamp to accept the proposal. The motion was seconded by Sam Schwab and passed unanimously.

A proposal for a fence was submitted to the board. A motion was forwarded by Bobby Hiesterkamp to accept the proposal. The motion was seconded by Sam Schwab and passed unanimously.

Canyon Lake Committee: (Bobby Hiesterkamp)

Canyon lake project is being investigated.

Meeting on 3/21/2009 at 2:00pm at Bobby Hiesterkamp's house.

Old Business

Well Use: See VFD report.

Lease Property Appraisal: The property appraisal came back at \$109,000. The board will begin negotiation for sale of the property to the lessee using the appraisal value as a base line.

Article of Incorporation Revisions: The lawyer has finished the revisions to the Incorporation articles.

Speeding Compliance: The ground is still too frozen to put in the speed bumps. Once the ground thaws the speed bumps will be put in place.

New Board Members/Election: There will be four open board seats in the next election. We need to recruit as many candidates as we can. Letters of intent to run must be received by 4/20.

Maintenance Building Repairs: We need to postpone the new maintenance building for some time. Because of the delay we need to repair the existing building. The first thing done was to replace the heater. The new heater is much more efficient which will pay for itself in short order. The next steps are to repair structural and electrical problems. A motion was forwarded by Bobby Hiesterkamp to spend \$12,000 to repair the structural and electrical problems in the maintenance building. The motion was seconded by Glenn Christensen and passed 8 in favor and 1 opposed.

Annual Meeting: It was discussed that we put a proposal up for vote at the annual meeting to add an automatic Cost Of Living Increase (COLI) based on the Larimer county COLI index to the association dues. Our last dues increase was 3 years ago.

New Business

Burn Pit Lock: It is inconvenient to find a Big Elk employee to unlock the gate at the burn pit. A motion was forwarded by Sam Schwab to set the burn pit gate combination to be the same as the gate code and post signs on the proper use of the burn pit and the dumpster. The motion was seconded by Glenn Christensen and passed unanimously. An announcement of the new gate combination and rules will be posted in the bugle.

Water Meters: We currently have a number of meters in reserve. We need to make sure that we have enough new meters for the Hickory main replacement project.

The meeting was adjourned at 12:09 pm.

The next Board of Directors meeting will be held at 9:00 am., Saturday, April 11, 2009, at the Firehouse.

Respectfully submitted,

Randal Eike
Secretary