

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

MINUTES

March 14, 2010

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

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

Others Present: Nelson Renouf, Carole Renouf, Karen Scharer, Al Scharer Guy Scoma, Linda Thule, Leonard Arnold, Elizabeth Hyde and Paul Flanagan.

Meeting Agenda

Motion by Jerry Ahnstedt to approve the agenda. Motion was seconded by Bobbie Heisterkamp and unanimously approved.

Approval of February 13, 2010, Minutes

Motion by Jerry Guthrie to approve the minutes from the February board meeting minutes with corrections. The motion was seconded by Russ Stacey and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

- 1)Assisted State Police dealing with slide-off at US Highway 36 and County road 47.
- 2)Responded to 2 auto accidents.
- 3)Responded to double shooting. Assisted CSI removing bullets from a tree.
- 4)Attended water classes. Nelson and Carole attended 2 days of classes and Paul attended 4 days of classes.
- 5)Performed required bacteria and tss testing.
- 6)Worked on budget requirements for next year and attended budget meeting.
- 7)Completed plumbing of the new water plant waste line.
- 8)Drained the metal water tank.
- 9)Back washed the G.A.C. unit. Found and repaired broken collection pipe.
- 10)Plowed 12 times, slushed 5 times and sanded 9 times due to 33" of snow during the month.
- 11)Repaired plow lights.
- 12)Replaced the air control valve in the treatment plant.
- 13)Received another 14 tons of sand at a cost of \$500. We now have 30 tons left of the 155 tons that were received.
- 14)Repaired gutters on the cabin.
- 15)Pulled 4 contractors and 1 resident from the ditch.
- 16)Repaired the main chain on the old sander unit.
- 17)Dealt with several water plant alarms.

- 18) Performed chemical clean on the micro-filters. Resin carryover may be damaging the filters.
- 19) There have been several complaints about the brown color in the water. The cause is currently unknown. Could be due to water main leak or frozen pipe causing break.
- 20) The brine waste water pipe froze.
- 21) Water tank overflow pipe broke because a contractor placed a level control probe on the pipe and forgot it. The probe casing also broke.
- 22) Found dirt in a water storage tank that was recently cleaned. Probably related to the color problem.
- 23) We've had a big problem with water line freezes recently. There has been 27 water line freezes and 3 frozen sewer lines. The freeze ups are due to extended cold temperatures, shallow water lines and shallow water meters (less than 18"). The frost line has dropped to 6 ft. this year. In addition we lack bleeder lines and main loops on some of the main lines to help reduce the problem. A hotse nozzle was fabricated to help thaw the lines. Thanks to Leonard and Glenn for all their help.

Member Communications

- 1) Elizabeth Hyde gave a presentation on the need and benefits of getting a high speed broadband communication link into Big Elk. A number of possibilities exist to provide broadband communication. Elizabeth requested that she be allowed to form an official committee to investigate options and costs. A motion was forwarded by Russ Stacey to recognize the technology committee as an official committee reporting to the board. The motion was seconded by Larry Wimp and was unanimously passed.
- 2) There are will be seven open positions on the board this may. We need to encourage members to run for the board.

Secretary's Report (Randal Eike)

No new status.

Treasurer's Report (Bobbie Heisterkamp)

The following issues were discussed:

BEMA/BEWA Budget:

There have been a number of requests for current dues status which were completed.

Still waiting for final approval of the additional \$30,000 loan from the bank. The issue is a discrepancy in the managers house address on the insurance policy. The address was changed on the insurance policy to match the county records.

Attended Old Ish annual meeting. There is still a lot of controversy over share holders above the reservoir and non-farmer share holders.

Budget committee met to put together the proposed budgets for next year. During the budget meeting it was determined that we will need to raise the water association dues by \$80 per year to cover the Hickory main replacement and waste water settling tank loans. The raise in dues will have to be put on the ballot for the annual meeting. A motion was forwarded by Bobbie Heisterkamp to accept the budget with the raise in water association dues for submission to the next board. The motion was seconded by Russ Stacey and passed unanimously.

Membership Dues:

We will need to put the proposed water association dues increase on the ballot for the annual meeting.

Fire Department Report (Jerry Guthrie)

Continuing to work on the fire mitigation plan along Big Elk road.

Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

See the operations report.

Budget Committee: (Bobbie Heisterkamp)

See Treasurer's report.

Septic Committee: (Carole Renouf)

One septic tank was pumped and inspected. Three other tanks were inspected.

Water Rights: (Glenn Christensen)

Leonard is working with Gauthrie engineering on the repair plan. There was no as built plans filed with the state when the dam was built. Because of this there will be extra engineering and filing to do to get approval.

The Old Ish annual meeting was held. While we hold 12 shares of Old Ish water. However because we are above the reservoir the shares are only useful for trading with someone below the reservoir. Currently we are looking at what it would take to run a ditch from Old Ish to the Little Thompson so we could use our Old Ish shares to fulfill some of our release requirements.

We received a letter from our water lawyers, Duncan, Ostrander & Dingess, reminding us that we must present our reasonable diligence report to make absolute the conditional water rights originally decreed in case number W-1767. Big Elk Pipeline and W-1769, Canyon Lake, by August. Bobbie is working on the reports to demonstrate our due diligence.

Lake Health Committee: (Glenn Christensen)

There is an Alum Workshop at the downtown Denver Sheraton on April 29th. The cost is \$150.

Water Treatment & Distribution: (Glenn Christensen)

We are having a big problem with pipes freezing. The freeze ups are due to extended cold temperatures, shallow water lines and shallow water meters (less than 18"). The frost line has dropped to 6 ft. this year. In addition we lack bleeder lines and main loops on some of the main lines to help reduce the problem. These problems will need to be worked this spring and summer. The steel water tank was cleaned and filled. The outlet pipe broke. It was repaired with the proper pipe, schedule 80, instead of the schedule 40 pipe that was there before.

The waste water settling plumbing is now in place. Still need to install one small pump to complete the waste water discharge.

Currently working on well repairs. In addition we need to work on insulating and repairing the well houses to reduce our winter electric heating bills.

Working on letter to Orica concerning the sub-standard performance of the MIEX unit.

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

No new status.

Architectural Review Committee: (Glenn Christensen)

A proposal was submitted to build a log on Aspen. We have received preliminary drawings for the project. We still need the final plans and colors before approval.

A proposal was submitted to build a storage shed. The application was reviewed and approved.

A proposal was submitted to build a house. The proposal was reviewed and received preliminary approval. The committee still needs the color submissions for final approval.

Adopt-a-tree: (Glenn Christensen)

No new status.

Canyon Lake: (Bobbie Heisterkamp)

No new status.

Old Business

Maintenance Building Repair: Received three bids for the gutter installation. The bid from Colorado Seamless was for \$696 with a 3 year warranty. The bid from Sierra Gutters was for \$698 with a 5 year warranty on labor and 20 years on material. The bid from Front Range was for \$485 with not statement of warranty on the bid. In addition Sierra was asked what the additional cost would be to put gutters on the office. Sierra quoted \$150 to put gutters on the office. A motion was forwarded by Russ Stacey to get the warranty information from Front Range and material warranty information from Colorado Seamless and authorize contracting with the company that quotes the best price and warranty. The motion was seconded by Bobbie Heisterkamp and passed unanimously.

Lessee Letter: At this point it was recommended by our lawyers that we do not file any liens at this time. At this time it was decided that the issue be tabled until the next board take office in June. A motion was forwarded by Russ Stacey that no liens be filed at this time due to the legal complications. The motion was seconded by Bobbie Heisterkamp and passed unanimously.

New Business

Annual Meeting: The annual meeting will held on May 29th at the firehouse. There will be seven open board slots. We need to encourage members to run for the open board seats.

Liens and Notification Letters: Currently there are members with past due water bills and unpaid association dues. Our water association is currently running out of money due to the unpaid bills. Under current bylaws the board can authorize water shut-off for unpaid dues and bills. A motion was forwarded by Russ Stacey to send water shut-off warning letters to the owners of past due accounts. The motion was seconded by Bobbie Heisterkamp and passed unanimously.

Office Computer: The computer in the office needs to be replaced. A motion was forwarded by Larry Wimp to authorize the replacement of the office computer. The motion was seconded by Russ Stacey and passed unanimously.

Other Communications:

No other communications.

The meeting was adjourned at 10:50 am.

The next Board of Directors meeting will be held at 9:00 am., Saturday, April 10, 2010, at the Firehouse.

Respectfully submitted,
Randal Eike
Secretary