

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

MINUTES

April 11, 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: Randal Eike, Bobby Hiesterkamp, Jerry Guthrie, Leonard Arnold, Sam Schwab, Jerry Ahnstedt, Glenn Christensen, Larry Wimp, Dick O'Neill and Russ Stacey.

Others Present: Nelson Renouf, Paul Flanagan Linda Thul, Judy Arnold, Guy Scoma and Robin Pulkkinen from the U.S. Dept. of Agriculture.

Meeting Agenda

Motion by Glen Christensen to approve the agenda with out changes. The motion was seconded by Sam Schwab and unanimously approved.

Approval of March 14, 2009, Minutes

Motion by Glenn Christensen to approve the March board meeting minutes with corrections to the Lake Health committee report minutes. The motion was seconded by Bobby Hiesterkamp and unanimously approved.

Department of Agriculture Presentation: (Robin Pulkkinen)

Robin Pulkkinen came to the meeting to discuss funding and loan programs available to rural communities through the Department of Agriculture. Dept. programs can be used to help fund community facilities, water and waste disposal projects. Awards of grants are based on the project cost and median household income. In order to be eligible for a grant the average median income must be 80% of the state median income. Our median household income will not qualify. Other funding options are low interest direct loans or loan guarantees. The direct loan interest rates are tied to the municipal bond rates which are currently at 4.625%. The interest rate is set at the time of the loan initiation and is fixed through the term of the loan. The loan program could be used for the Meadow Lake Dam repair, the Waste water settling project, water main replacement projects or water meter replacement. The projects can be phased with a staggered loan withdrawal. The process of applying and receiving a direct loan is 4 to 6 months. Because of the time financing the waste water settling project through the direct loan program is problematic. However it would be possible to consolidate the waste water project with the Meadow Lake dam repair and water main replacement projects in the future.

Operations Administrator's Report: (Nelson Renouf)

1.Sanded and plowed roads twice due to snow storms.

2. Responded to a 5 car wreck.
3. Responded to a 3 car wreck.
4. Responded to six single car wrecks. Four were weather related two were not.
5. Worked on identifying an emergency egress route in the case that route 47 is closed.
6. Worked on categorizing the fire risk of all houses.
7. Tried to repair the entrance gate. The gate has electrical problems that is causing an internal breaker to trip.
8. Performed maintenance on the mower to prepare for spring.
9. Paul Flanagan completed his class D water certification.
10. Responded to two medical calls.
11. Placed logs on curve with the help of Larry Wimp.
12. Monitored the waste water flow from the water treatment back flush. We are currently outputting 465 gallons per day.
13. The playground hand pump is being repaired.
14. Worked on estimates for replacing a section of the pool fence that keeps breaking due to rotten posts.
15. Performed two water treatment plant chemical cleans.
16. Performed two water treatment plant maintenance washes.
17. Backwashed water treatment filters.
18. Repaired three water meters.
19. Worked on filling potholes.
20. Responded to structural fire in Pinewood. Call was canceled.

Member Communications

1. The board received a letter from a member requesting that the rental fee be waived because they are trying to sell the house to the renters. This would violate standing BEMA policy. A motion was forwarded by Sam Schwab to reject the request and maintain standing policy. The motion was seconded by Larry Wimp and passed unanimously.
2. The board received a letter from a member asking for clarification of a water bill. Their pipes froze causing a substantial leak. The frozen pipe was caused by a contractor that failed to turn off the main valve. While the board regrets the circumstances there is nothing the board can do. A motion was forwarded by Glenn Christensen to maintain standing policy and bill for the water lost in the leak. The motion was seconded by Russ Stacey and passed unanimously.
3. A letter was received requesting that the pool fence, when replaced, be painted to match the greens of the office and firehouse. Estimates are still being compiled for replacement of the fence. The board will need to revisit the request when we have completed the planning and estimates for the fence replacement.

Secretary's Report (Randal Eike)

No new status.

Treasurer's Report (Bobby Hiesterkamp)

The following issues were discussed:

Water Projects Loan:

The appraisal of the Managers cabin was \$225,000.

The loan for \$60,000 was approved by Bank of the West at an interest rate of 5.5%.

The loan rate will adjust with the prime rate (currently at 3.0%).
We can start drawing money when we need it.

BEMA/BEWA Budget:

The cost of living for the last year in the Denver-Boulder-Greeley area was 3.9%.
Proposed corrections the the two annual meeting ballot issues to institute a COLI to the BEMA and BEWA dues.

LBN insurance is closing their Estes Park office and moving to Johnstown.

We need to pay the premium on the Board liability insurance of \$1588.

The legal work to file the BEWA amended Articles of Incorporation with the Secretary of State has been completed. The notice of change has been filed with Boulder and Larimer Counties.

Orten, Cavanagh, Richmond and Holmes LLC charged \$1680 for the work which will be charged to the Legal fee budget.

The budget proposals for next year were done with the assumption that the COLI increase will pass. If not we will need to rework the budget and make some difficult cuts.

Membership Dues:

No new status.

Fire Department Report (Jerry Guthrie)

Responded to a number of calls.

Fire department training will be conducted regularly on the first Saturday of every month..

Committee Reports

Long Range Planning: (Bobby Hiesterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

Put log on the curve to act as guard rail.

Graded the road.

The committee will look at the what it will take for Nelson and Paul to recover the road base from the ditch.

Budget Committee: (Bobby Hiesterkamp)

See Treasurer's report.

Septic Committee: (Jerry Guthrie)

No new status.

Water Rights: (Glenn Christensen)

We received a map of the Old Ish gates.

The water report on lake levels will be completed this week.

Lake Health Committee: (Leonard Arnold)

The main issue with the lakes is algae. The committee has identified a sonic device that claims to reduce algae with ultra-sound. The cost is \$2500 per unit to purchase and \$900 to lease. Sunset Lake would take two units. The committee will talk to the company about a pilot project to test the effectiveness. The committee will continue to research the device and report back at the next board meeting.

Water Treatment & Distribution: (Glenn Christensen)

Pontius Consulting has returned an initial proposal with three options to deal with the back flush waste. Option 1 is to construct a lined above ground settling pond. Option 2 is to install a below ground settling tank Option 3 is to use an above ground engineered settling tank. The best option for cost and ascetics is the below ground tank. The tank will need to be pumped periodically to remove the sludge. Since the sludge is made of algae and mud from the lake disposal shouldn't be a problem.

A motion was forwarded by Bobby Hiesterkamp to submit the option 2 plan to the state and fund it up to \$30,000 if the state approves the plan. The motion was seconded by Russ Stacey and passed unanimously.

The Hickory water main replacement will begin late next week. The project will start at the top of Hickory and work down. The project will require road closures. During the work both ends of hickory will be opened.

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

Report of high risk houses was compiled.

Mower ready for spring to get ahead of the weeds and lower the fire risk by keeping the grass low.

Recreation Committee: (Leonard Arnold)

No new status.

Architectural Review Committee: (Leonard Arnold)

No new submissions.

Canyon Lake Committee: (Bobby Hiesterkamp)

Canyon lake project is being investigated.

The Canyon Lake committee will meet with Blachley and Platt on 4/22 at 10:00am to discuss the legal aspects of the project.

Old Business

Well Use: We are tracking the use of well water. We will use approximately 2000 gallons of well water to fill the pool

Maintenance Building Repairs: The headers above the garage doors were re-enforced, removing the sag in the roof. Structural repairs continue. We need to get bids on the electrical work.

New Business

Annual Meeting: We need to start preparing for the annual meeting. As usual we will have a pot luck followed by a town hall meeting. Big Elk will rent chairs for the meeting and purchase drinks, plates and name tags.

Pool Fence Repair: The fence around the pool needs repair again. Nelson and Paul have been evaluating repairing the fence with non-wooden posts. Cost to replace the fence ourselves would be \$3900. The cost would be \$5900 if we contract the work. We will repair the fence with donated 4x4 wooden posts for now and continue researching options.

Fish Stocking: The fish stocking committee will present a proposal to the board that includes the following for approval:

- 1.Types and quantity of fish being purchased.
- 2.Size and quantity of the fish being purchased.
- 3.The total cost.
- 4.Timing and distribution of the fish stocking in the lakes.

A motion was forwarded by Russ Stacy to budget \$8000 for one delivery of fish. The motion was seconded by Dick O'Neill and passed unanimously.

The meeting was adjourned at 11:55 am.

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

Respectfully submitted,

Randal Eike
Secretary