

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

MINUTES

May 09, 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, Bobbie Heisterkamp, Jerry Guthrie, Leonard Arnold, Jerry Ahnstedt, Glenn Christensen, Larry Wimp, Dick O'Neil, Russ Stacey and Mike Main by phone.

Others Present: Nelson Renouf, Carol Renouf, Guy Scoma and Linda Thul.

Meeting Agenda

Motion by Russ Stacey to approve the agenda without changes. The motion was seconded by Bobbie Heisterkamp and unanimously approved.

Approval of March 14, 2009, Minutes

Motion by Russ Stacey to approve the April board meeting minutes with corrections to the add Guy Scoma to Others present. The motion was seconded by Glenn Christensen and unanimously approved.

Operations Administrator's Report: (Nelson Renouf)

- 1) Complete new waste water discharge permit application and draft process schematics.
- 2) Installed valves on both ends of the new Hickory water main.
- 3) Plowed and sanded during the three storms.
- 4) Bolts on the exhaust manifold broke during the 27" snow storm melting several components. Total repair costs approximately \$1000.
- 5) Cut and hauled broken limbs and leaning trees from county road 47 and BEMA road.
- 6) Met with Pinewood Springs VFD about mutual aid issues and fire mitigation plans.
- 7) Pulled one sander and performed off season maintenance.
- 8) Pulled both plows and winch.
- 9) Ordered sonic algae control devices for Willow lake pilot study. Need to find power for the devices.
- 10) Changed GAC at the water plant and installed a new carbon backwash filter.
- 11) Attempted to pin micro-filters. They appear to be stuck. Need to call Siemens representative to repair it.
- 12) Installed a new Big Elk private property sign at the entrance gate and cut a limb that was blocking it.
- 13) Removed the ice caution signs and put them in storage until next winter.
- 14) Filled potholes at the mailboxes.

- 15)Cut and hauled broken limbs at the cabin.
- 16)Graded road.
- 17)Removed playground hand pump and sent it out for repair. Reinstalled the pump but it still does not work. John's well service will do the repairs on site.
- 18)Assisted with structural repairs to the shop building.
- 19) Repaired pool fence with wooden posts for now. We will continue evaluating other fencing options for a replacement.
- 20)Read the water meters.
- 21)Put grass seed on the water repair sites.
- 22)Removed old landing zone lights. The new portable lights are in the firehouse for future use.
- 23)Installed rebuilt electrical control in the entry gate.
- 24)We got an offer from Bob and Jane Boleyn to donate hydraulic hoses for the road grader.
- 25)Completed wild land fire training refresher course.
- 26)Repaired chlorine analyzer.
- 27)Met with the dam engineers and Leonard to discuss repairs to the Meadow lake dam.
- 28)Worked on culverts and storm drainage.
- 29)Opened Little Deer lake.
- 30)The last snow storm exposed a number of tree limbs in the power lines.
- 31)Scheduled vacation for 5/26 through 6/8.

#### Member Communications

1)A member has requested forgiveness for a large water bill due to a frozen pipe. The standing policy of Big Elk Meadows is that pipes within a residence are the responsibility of the home owner. In light of this policy the board has decided to reject the request.

#### Secretary's Report (Randal Eike)

Updated website with February and March board minutes..

#### Treasurer's Report (Bobbie Heisterkamp)

The following issues were discussed:

#### BEMA/BEWA Budget:

The BEWA budget is very tight. We may need to skip the April and May fair share payments to make budget.

#### Membership Dues:

Several members are currently behind on dues. Bobbie will send out a letter to the delinquent members.

#### Fire Department Report (Jerry Guthrie)

Responded to 7 minor car wrecks involving 13 cars. Two were BEMA residents on the BEMA road.

Responded to a head-on car accident on highway 36.

#### Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

The committee recommends that we extend the plow blade 9" by welding on an extension. Nelson expressed concern over the long term reliability of the welded extensions. For now we will just keep the existing blade as is.

Outside labor to pull road base from the ditches will be too expensive. We will use volunteers to help Nelson pull the base from the ditches and spread it on the road.

The committee will evaluate what it would take to add mile markers to the road in order to help location when an accident occurs.

Budget Committee: (Bobbie Heisterkamp)

The budget for the new year is set. The budget for next year assumes the passage of the cost of living increase in the dues that is being requested. If the increase does not pass we will need to rework the budget.

Septic Committee: (Carol Renouf)

A member pumped their septic preparing to sell the home. During the pumping the tank was discovered to be steel. The tank will need to be replaced in order to sell the house.

Several other members have had their tanks pumped this last month.

There is one member with a serious septic problem that needs to be dealt with. The member will not acknowledge the problem. We will be working with Larimer County to address the problem.

Water Rights: (Glenn Christensen)

Pinewood Springs objected to the wording of the temporary water rights exchange with Old Ish. Our lawyer advises that the proposed wording change would have no substantive effect. On the advice from our lawyer we will stipulate to the wording change.

Old Ish may be required to add water to the Big Thompson this year. In order to put water into the Big Thompson Old Ish will need to exchange or purchase water with someone up stream.

Lake Health Committee: (Leonard Arnold)

Nelson is working with a company to provide two ultra-sonic transducers for a pilot test project. The transducers will be put in Willow lake to reduce algae. We will monitor the lake to determine the effectiveness of the product.

We will need to find a power connection for the transducers.

Water Treatment & Distribution: (Leonard Arnold)

Working on a revised waste discharge permit and response to the state EPA. The current plan is to install a settling tank if approved by the state. The cost estimate for the project is \$30,000. The project will need to be executed as soon as it is approved by the state.

The MIEX unit is designed to work at 50 gallons per minute. However when we run the unit at that capacity the flow backs up the discharge line and floods the unit. We have been working with Orica Watercare who designed the MIEX system to fix the problem for some time. Pontius Water Consulting has forwarded a proposal to study the problem and propose a solution. A motion was forwarded by Russ Stacey to authorize an extension of the Bank of the West loan by

\$5100 to cover the engineering study by Pontius. The motion was seconded by Glenn Christensen and unanimously approved.

The Hickory water main replacement project is proceeding on pace now that the snow has melted. Now that the chain is down Nelson will put up signs to prevent through traffic. The main replacement should be done in approximately 3 weeks.

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

We are continuing to identify and cut infested trees.

We will be spraying trees in late May or early June.

Letters will be sent to residents to indicate the current status of the fire risk on their properties.

Recreation Committee: (Leonard Arnold)

No new status.

Architectural Review Committee: (Leonard Arnold)

A submission was received to replace a fence. A motion was proposed by Russ Stacey to approve the replacement fence. The motion was seconded by Glenn Christensen and unanimously approved.

Canyon Lake Committee: (Bobbie Heisterkamp)

Met with the district and our water lawyers to discuss options for the Canyon lake project. There are two options for the lake. Option 1 is to build a 300 acre foot lake. The lake would extend onto forest service land. Because of this we would need to open the lake to the general public. In addition the forest service would need to approve the lake. Option 2 is to build a 63 acre foot lake. The 63 AF lake would be contained within the current Big Elk boundary. However the smaller lake would require a new court decree to move the dam.

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: Completed projects: 1) The headers above the garage doors were re-enforced, removing the sag in the roof. (\$2000) 2) Removed the gutters. (\$0) 3) Replaced the heater in the shop. (\$2500) Ongoing work: 1) Roof repair, fascia, vent removal, misc. trim work. (\$950) 2) Electrical repairs. (\$2700) Total cost so far \$8150 of the \$12,000 that was committed.

To replace the current windows and doors with insulated doors and windows will cost \$3500. The cost of concrete slab for each side is \$2500 per side or \$5000 total. A motion was proposed by Dick O'Neill to approve an additional \$5000 over the original \$12000 to pay for the concrete slabs. The motion was seconded by Bobbie Heisterkamp and approved by 9 to 1 vote with Larry Wimp voting no.

Pool Repairs: The state has instituted new regulations this year. We will need to do some work on the pool in order to comply with the new regulations. Mariner Pools was contacted to do the work. However they are no longer returning calls. Carole will contact other companies to do the work as soon as possible. Because of Mariner Pools the pool opening will be delayed.

Meadow Lake Dam Repair Engineering: Gauthiere Engineering was contacted to submit a proposal for engineering costs to design a new gate valve for the Meadow Lake dam. The initial engineering cost proposal came back from Gauthiere Engineering for \$20,800. A motion was

proposed by Russ Stacey to spend \$20,000 from the capital fund to pay for the Meadow Lake dam release gate engineering. The motion was seconded by Bobbie Heisterkamp and approved by a unanimous vote. We will need to start the application process with the State Department of Agriculture for a low interest loan to finance the construction phase of the project.

Annual Meeting: The ballots were sent out to the membership. Only one member submitted a letter to run for the board. There will be three open slots for next year. The new board will need to consider whether to try and recruit and appoint two people to fill the open positions or to leave them open.

Fish Stocking: We have a budget of \$8000 for fish stocking. For the \$8000 we get 1080 pounds of fish. The plan is to put 100 pounds each in Little Deer and Sunset for catch and release and 500 pounds in Rainbow and Mirror Lakes for catch and keep. No fish will be added to Meadow Lake and Meadow will be a catch and keep lake in preparation for draining the lake this fall for the release gate repair. Glenn will consult with the Lake health committee to establish the mix of fish and then order the fish for a single release.

#### New Business

Hunting Inside the Meadows: Shots were heard within the meadows recently. The board would like to remind everyone that hunting and shooting within Big Elk Meadows is prohibited. There was a discussion to determine if we should lift the exception that allows hunting in the horse pasture. It was decided that we do not change the current rules.

Speeding: The speed bumps are working. We need to reset the bump locations. A couple of additional speed bumps would help. A motion by Leonard Arnold to allocate \$900 for the purchase of two more speed bumps and signs. The motion was seconded by Randal Eike and passed unanimously.

Board of Director Orientation Schedule: There will be no orientation meeting this year because of the low board turnover.

The meeting was adjourned at 12:16 pm.

The next Board of Directors meeting will be held at 9:00 am., Saturday, June 6, 2009, at the Firehouse.

Respectfully submitted,

Randal Eike  
Secretary