

Minutes of the Board of Directors meeting of Big Elk Meadows Association (BEMA) and the Big Elk Water Association (BEWA).

Held at the Big Elk Meadows Volunteer Fire Department (BEMVFD)

June 12, 2010

Meeting called to order by Glenn Christensen at 9:00 AM

In attendance were BOD members: Sam Schwab, Leonard Arnold, Glenn Christensen, Elizabeth Hyde, Karen Scharer, Bobbie Heisterkamp, Kevin Sweeney, Guy Scoma, Russ Stacey, Jerry Guthrie, and Roy McCutchen. Linda Thul was represented by proxy.

Also in attendance were staff, Paul Flanagan, Carole Renouf and Nelson Renouf; and members of the community Judy Arnold and Jerry Ahnstedt.

Quorum established and agenda approved.

As minutes from the May 15, BOD meeting and the May 29, Special BOD meeting were not available from the outgoing Secretary the approval thereof was tabled until the next BOD meeting.

Nominations were made and seconded for the following officer positions:

President – Glenn Christensen

First VP – Sam Schwab

Second VP – Kevin Sweeney

Treasurer – Bobbie Heisterkamp

Secretary – Roy McCutchen

The slate was approved unanimously

Nelson Renouf presented the Operations Administrator's report, a copy of which is available in the office and is made a part of these minutes. [added below at end of minutes]

Jack Voorhis sent a letter, read by Glenn Christensen, alerting the BOD that he was placing his residence on the market and would need to be replaced in his BEM duties at some point. He indicated that he would continue to support BEM in any way he could.

The BOD received two incident reports of dogs at large. The members were identified and told that any further incidents would result in fines being levied.

Another member brought up the issue of placement of the new Wildlife at large sign. Roy moved that the sign be repositioned at the office. The motion was seconded by Guy. The motion passed unanimously.

Secretary's report: None

Treasurer's report: Bobbie Heisterkamp. There was discussion of the proposed budget, a copy of which is available in the office and becomes a part of these minutes.

Bobbie said, "The regular EOY report was mailed to all board members and employees. It showed an operating loss for the Big Elk Meadows Association of \$3,958 and cash assets to begin the new year of \$28,744. The loss was due to a suspension of BEWA Fairshare payments for April and May which would have added about \$14,000 in income. These payments will be made in June. It showed an operating loss for the Big Elk Water Association of \$14,974 and cash assets of \$4,016 to begin the new year. We will begin paying off the principal of our two loans at \$667/month for the \$60,000 loan and \$333/month for the \$30,000 loan from Bank of the West. This is made possible by the \$80 increase in annual assessments approved at the annual meeting 75 to 15."

It was noted that there was a mistake on pool propane the actual amount should have been \$3,500.26, which was still under the past year's budget but that this year's budget should be revise upward.

There was discussion of purchasing a small storage shed for the pool chemical supplies as the current storage is inadequate.

There was further discussion of pool staffing.

There was discussion of the expenses around the proposed Alum Treatment for Willow and Mirror Lakes. Kevin questioned approving the budget without knowing more about the specifics of the Alum cost line item. It was pointed out that some of that cost might be mitigated by a grant and until we know differently we should go with the number we have. Bobbie also reminded the BOD that this is a budget and as such is not cast in stone. Budgets are subject to adjustment should circumstances demand.

Bobbie moved to accept the budget and Guy seconded. The motion to accept passed unanimously.

Fire Chiefs Report: Jerry Guthrie explained to the Board our participation in the Mutual Aid Agreement which commits us to participate in incidents outside the boundaries of BEM. We are responsible for a 20 square mile district, which includes areas that overlap other communities areas covered under their participation the Mutual Aid Agreement. Our oversight of areas such as Johny Park fall into this Agreement.

It was noted that the community dumpster will be relocated to the sand shed behind a locked gate. The burn/slash pile area will be reopened for slash only.

Jerry discussed fire mitigation.

Leonard said he had all the materials needed to install landing lights for the helipad. Guy Scoma and Russ Stacey offered to muster volunteers to provide installation labor.

Committee Reports

Long Range Planning: Bobbie Heisterkamp Leonard suggested we review the LRP suggestions.

Roads Committee: Glenn Christensen – Glenn followed up on the question regarding the legality of using speed bumps that had been posed by a member at the annual meeting. He obtained the regulations from Larimer county and it was determined that BEMA is compliant in that the roads are within a subdivision and that they are privately owned and controlled by the BEMA; they are not county roads. Further, BEMA has followed applicable Larimer county safety and installation suggestions.

Septic Systems: Carole Renouf reported that one steel tank septic system near Meadow lake was replaced with a concrete tank and that 2 grey water systems were eliminated. Another member has agreed to replace their tank. Boulder county will be sending letters to three home owners who have not responded to BEM or the county, instructing them that they must pump then inspect and if found to be necessary replace their septic systems.

There was discussion about buried fuel tanks that are still in BEM. Russ Stacey agreed to head up a subcommittee to tackle this issue.

Water Rights: Roy McCutchen agreed to head up this committee with Bobbie Heisterkamp. BEMA has two diligence cases coming up for six year review in August. Bobbie has already forwarded communications from the court to the attorneys' office.

There followed a great deal of discussion about the Meadow Dam gate valve / release pipe restoration project. Leonard outlined three options: 1) a major restoration of the gate valve and release pipe and bringing the dam up to full compliance as a jurisdictional dam, cost estimate \$250,000. 2) plugging the existing release pipe, installation of a pumping station/siphon scheme and augmenting the dam facings but not to the extent of option . The cost estimate on this is \$160,000. 3) plug the existing pipe, install the siphon and cut the spillway down 6 inches which would reduce the maximum level of the lake to the point where it would no longer need to meet the requirement of a jurisdictional dam. This would mean that we would not need to augment the dam facings. The cost estimate of this option is \$75,000.

From here Leonard moved the discussion the proposed loan we are applying for through the Colorado Rural Water Association. This ARRA (American Recovery and Restoration Act) loan would be for \$450,000 and would be repayable over 40 years at 4.125 %. We would use the loan for the following:

\$186K dam restoration

43K interior dam restoration

54K water storage tank repairs

165K for water main replacement

2K misc

If we can reduce the cost of dam repair we will reallocate funds to more water main replacement as there will always be more mains to replace than money to make replacements.

The issues that need immediate action regard engineering for option #3 on the Meadow Lake Dam project (engineering has been done on option 1 and 2) at a cost of \$8,800 and an environmental impact survey required for the ARRA loan application at a cost of \$7,800.

Russ Stacey moved that we expend \$8,800 for engineering option #3. Kevin Sweeney seconded the motion. There was no further discussion. The motion passed unanimously.

Bobbie Heisterkamp moved that we expend \$7,800 for required environmental services related to the application for the \$450,000 ARRA loan. Sam Schwab seconded the motion. There was no further discussion. The motion passed unanimously.

Leonard note that in his discussions with Colorado Rural Water the requirement that we pledge property to secure the loan seem to have been dropped.

It was also noted that we may not be able to wait on the loan to make repairs to the water storage tanks, which means we may not be able to include that in the loan amount.

Lake Health Committee: Bill Tolle (not present)

Elizabeth Hyde volunteered to join the Lake Health Committee.

BEMA spent \$7,500 stocking all the lakes. BEMA has received \$3,845 in fishing permit fees so far.

There was discussion about the Alum Treatment for Mirror and Willow Lakes. The latest estimate is \$15,377.80 not counting a \$1,400 annual permitting fee. Karen asked about research on phosphate sourcing. Glenn discussed the various actions that are being taken regarding that.

It was pointed out that the new BOD needed to pass a new motion to proceed with the proposed alum treatments since the money had not yet been committed and a previous board cannot bind a new board if the funds have not been committed, especially as the estimated cost had changed a lot.

Bobbie Heisterkamp motioned that we expend up to \$17,000 to proceed with the Alum treatment of Mirror and Willow Lake and that we conduct success testing. Sam Schwab seconded the motion. There was some discussion around what success testing meant. Karen noted that we have tried many things on the lakes and that there is a great deal of opinion as to what has worked and what has not and even what constitutes “working”. Leonard called for a vote and the motion passed. Eleven Yes votes and one No vote.

Water Processing & distribution committee: Kevin Sweeney agreed to head up this committee. Some well houses still need electricity and insulation. We need to use wells to maintain our conditional water rights to them.

Glenn, Leonard and Roy will review Orica’s suggested fix for the MIEX water treatment plant.

Fire Mitigation/Beatle Kill/Weeds: Glenn Christensen will continue to head this committee.

Architectural Review Committee: Bobbie will head up this committee but review will continue to pass through the entire board. There were a number of reviews that passed. Ken Battaglini requested approval of a carport. It passed contingent on notification of neighbors and their opportunity to posed objection.

Adopt a Tree program: Glenn reported that 90 trees were sprayed by Tiger Tree and that there're is \$52.58 left in the fund. It was agreed that we would continue the program.

Bobbie reported on liens and notifications. A lien has been filed and water shut off on one member's property.

The Association's insurance policy must be bound before the next BOD meeting on July 10th. Bobbie will email BOD members with the final cost. As long as it is within budget she will commit to the new policy.

Horse Pasture Committee: Sam Schwab agreed to head up a group to clean up the Horse Pasture.

Karen said the people that had given us the sonic system for the lakes agreed to give it to us again to try and she would contact them to get it for another season.

Broadband Committee: Elizabeth Hyde will head this committee with Karen Scharer as BOD liaison.

Motion to adjourn made at 12:43 by Leonard. Roy seconded. The meeting was adjoined.

Respectfully submitted,
Roy McCutchen, Secretary BEMA/BEWA

[These minutes were approved with corrections incorporated herein at the July 10, 2010 BOD meeting]

OPERATIONS ADMINISTRATOR'S REPORT

6/12/10

Three auto accidents

One structural fire

Wildland fire (1/3 acre)

Medical call

Chief's meeting (North Mountain)

Annual Meeting prep

Problems with a guest

Auto/deer accident

Wind took out trees and the power was out

Phones out

Paul eye injury
Pool prep. and opening
Water line break
Dig and repair pool drain valve
Set up wildlife sign
Maint. and remove plows and sanders
Cut ditches and grade roads two times
Backfill and pack Meadow Lake Drive
Repair horse pasture culvert
Pile brush
Pack and lock dumpster area
Garage doors repaired
Debate Orica warranty
Due diligence prep.
Meeting with CRWA about funding
Raccoon with distemper
Vacation for one week for Nelson and Carole