

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

MINUTES

July 18, 2009

The Board of Directors meeting was called to order by President Glenn Christensen at 9:04 am. at the Fire Station.

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

Others Present: Nelson Renouf, Carole Renouf, Paul Flanagan, Guy Scoma, Bill Tolle and Karen Scharer.

Meeting Agenda

Motion by Jerry Guthrie to approve the agenda. Motion was seconded by Bobbie Heisterkamp. The motion was unanimously approved. Ahnstedt

Approval of June 6, 2009, Minutes

Motion by Russ Stacy to approve the minutes from the June board meeting with corrections to names. The motion was seconded by Bobbie Heisterkamp and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

- 1)The pool repairs are complete and the pool has been opened. We used 55,000 gallons from the well to fill the pool.
- 2)Responded to a dog bite report.
- 3)Sent a number of drums from behind the maintenance shed to a waste disposal company.
- 4)Lightning struck the water plant and damaged the radio telemetry equipment. Nelson will get an estimate of what the repairs will cost. Depending on the cost we will evaluate making an insurance claim.
- 5)The Sheriff department is requesting permission to share the VFD radio repeater. If we share the repeater the Sheriff department will help with the maintenance cost. In addition they are requesting that we move the repeater from the phone booth to the sand shed which the VFD was planning to do as well.
- 6)Responded to 2 smoke and 1 fire call.
- 7)Responded to 2 medical calls.
- 8)A couple of water valves were damaged by the mowing operations. The valves will be repaired and marked so they can be seen when mowing.
- 9)The first half of the concrete floor in the maintenance building was poured.
- 10)The playground pump needs to be repaired.
- 11)Found 4 fires left in Johnny Park over 2 Mondays.
- 12)Planted memorial tree.

13) Now that the new Hickory water main is complete the water main under Willow lake is no longer in use.

14) Repaired the grader hydraulics.

15) Pinned the water plant.

#### Member Communications

1) The board has received three separate reports of a member's dog running loose off leash. As per policy the member was given two warnings. As this is the third incident the member will be fined \$300. If the problem is not resolved an additional fine of \$500 will be levied.

2) An incident occurred involving loud and unruly conduct by guests of a member that resulted in a call to the Larimer County Sheriff department. A letter was sent to the member that he is responsible for the conduct of guests and that such conduct will not be tolerated.

3) There was an incident where a dog off leash attacked another dog on leash resulting in the owner of the other dog getting bitten. The board has sent a letter as the first warning the member to keep his dog on leash.

4) The board has received a report of an open fire pit on one of the properties. A letter will be sent to the owner reminding him that fire pits are not allowed and requesting that the fire pit be destroyed.

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

No new status.

#### Treasurer's Report (Glenn Christensen)

The following issues were discussed:

##### BEMA/BEWA Budget:

The balance sheet is on track for the first month of the fiscal year.

Special assessment payments are up to date.

The insurance policies need to be renewed for the next year. The total insurance bill should come in a little lower than last year.

The accounting records for the year were delivered to the CPA. Taxes for the year are complete with no taxes due for the year. The bill for accounting services was \$950.

We received a final invoice from Fairbanks for \$38,669.02 for the Hickory water main replacement and some additional trenching to run electrical to the sand shed and maintenance building improvements. As a result we paid \$30,347.43 from the BEWA budget and \$8321.59 from the BEMA budget.

#### Membership Dues:

One of the members is behind on association dues and water bill. As per policy the member will be sent a registered letter stating that they have 30 days to address the situation. If the situation is not resolved within the 30 days the BEMA/BEWA policy is to turn off the water to the residence.

#### Fire Department Report (Jerry Guthrie)

The 4th of July picnic raised \$10,000 for the VFD.

This summer the volunteers with the fire department have been going up to Johnny Park on Mondays to monitor fire rings that were left over the weekend. A number of fires were found and put out.

There have been a number of questions about how the fire danger level is set. The fire danger level sign is set according to local conditions within the Meadow and does not reflect the area in general.

#### Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

Currently we are waiting for rain before the access road is graded.

Working of grading the internal roads and filling potholes.

The speed bump in front of the office will be replaced as soon as possible.

Budget Committee: (Bobbie Heisterkamp)

See Treasurer's report.

Septic Committee: (Carole Renoulf)

Three septic tanks were pumped and inspected.

For metal tanks were identified. One tank has been replaced. Three tanks are in the process of being replaced.

Water Rights: (Glenn Christensen)

The water trading stipulation with Pinewood Springs has been finalized and is in force until 2015.

In order to provide water swaps from Old Ish a ditch will need to be built. Bobbie Heisterkamp will pursue the issue with the Old Ish board.

Lake Health Committee: (Bill Tolle)

Used the weed cutter boat across Willow lake. The boat will be moved to Sunset then Meadow lake to cut the weeds.

The lake health committee is in it's fourth year of a long term study of our lakes. The committee has identified two major problems: weeds and phosphorous levels. The weed problem can be controlled using the weed cutter boat. The committee is recommending we reduce the phosphorous levels by applying alum-sulfate. There will be a town hall meeting in Lyons to discuss the alum application. Experience from others that have used the alum treatment indicate that we will need to reapply every 1 to 3 years.

Karen Scharer is still investigating using floating islands to try and control the phosphorous levels.

Water Treatment & Distribution: (Glenn Christensen)

We are still moving forward with an evaluation of the sonic option to control the algae that results from the high phosphorous levels. The cost of renting a sonic unit to test is \$1999 with a shipping cost of \$17.50.

A motion was forwarded by Russ Stacey to rent one unit to evaluate the effectiveness of the sonic unit if it is not too late in the year. The motion was seconded by Bobbie Heisterkamp and approved unanimously.

After evaluating the flow data Pontius Engineering has determined that the underground tank will not handle the flow from the water plant discharge. Pontius is recommending that we build a settling pond.

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

The wording for the fire risk assessment cover letter was reviewed and approved by the board. A letter with the cover sheet explaining the meaning of the risk assessment codes and a list of addresses with the risk assessment for that address will be sent out to everyone. The cover page will also recommend actions that the member can take to mitigate the fire risk on his property. The mowing operations have been very effective at keeping the weed down in the meadows. We need to keep up with the mowing in the common areas and encourage members to pull or mow weeds on their properties.

A number of beetle kill trees have been cut down and covered. More trees have been identified on members lots. The members with beetle kill trees will be notified and asked to cut and cover the trees. Beetle kill is going to be an ongoing battle.

Architectural Review Committee: (Glenn Christensen)

A proposal to build a shed was submitted for approval. The submission was reviewed and approved.

A member is doing construction on the exterior of his house without a plan approved by the committee. The modifications are in keeping with Big Elk guidelines. However a letter will be sent requesting that a plan be submitted for formal approval.

Adopt-a-tree: (Glenn Christensen)

Tiger Tree was up last week and sprayed the trees.

Old Business

Well Use: Used 55,000 gallons from the pool well to fill the pool. Working on repair of some other wells.

Water Line Replacement: The hickory water main replacement is now complete. The final invoice from Fairbanks was \$38,669.02.

Maintenance Building Repair: We have spent \$22,000 on repairs and upgrades to the maintenance building to date. The repairs to date: Replaced windows and doors with energy efficient models, replaced the heater with a more energy efficient model, poured a concrete slab on half of the floor, replaced the headers above the garage doors, ran a water line and upgraded the electrical lines to conform to current building codes. The following repairs are still to be completed: Pour a concrete slab on the second half of the shop floor, paint and add stone facade to match the other association buildings and repair the roof. The roof repair will be the largest cost remaining.

Dam Repair Engineering: The dam needs to be surveyed before the repair engineering can begin. There is currently no survey in state or BEMA/BEWA records.

Lease Letter: No new status.

Speeding/Speed Bumps: The speed bumps are helping to reduce the speeding in the meadows. Nelson will order two additional bumps and signs to be placed. The total cost of the bumps and signs will be \$2000. The new bumps will be placed on Ceder drive. There is also a request to put a bump on Aspen drive. We will also request that the state add mile marker signs to county road 47 to aid the VFD identify the location of accidents.

Insurance Policy Renewals: See treasurer's report.

#### New Business

Alum Permit Public Meeting: A public meeting is scheduled for Wednesday, 7/29 from 6:00 to 9:00pm at the Odd Fellows Hall in Lyons to discuss the Alum treatment permit.

Labor Day Picnic: A member has requested use of the picnic area for a single day either 9/5 or 9/6 for a personal gathering. The board will schedule the labor day picnic for Sunday 9/6 and schedule the member gathering for Saturday 9/5. The preparation tasks will need to be divided between the board members.

Truck Repair: The fender on the white dodge truck needs to be repaired. Replacing the pickup bed on the truck with a flat-bed would make the truck more useful. There are 4 options available:

Option 1: Replace the pickup bed with a flatbed – cost \$2583.

Option 2: Repair the fender – cost approximately \$500.

Option 3: Ignore the broken fender – cost \$0.

Option 4: Contact the company that provided the bed for the fire truck conversion to see if we can get a better price than \$2500.

It was decided to pursue option 4 and review the options again once the cost of option 4 is known.

Pool Repair: The final invoice from Kiva Aquatics for the pool repair came in at \$11,020.77. The original cost estimate was \$7,000 to \$10,000. The board would like an explanation of the cost overrun from Kiva Aquatics. In addition the board is requiring a statement of warranty from Kiva Aquatics before we pay the invoice. Also there are some low spots in the new concrete that will need to evaluate when we drain the pool this fall. Bobbie will make a partial payment now and withhold the balance until the issues are addressed.

Pheromone Packs: Glenn Christensen has found a source of pheromone packs where we can buy a pack of 10 for \$95. A note with the information will be added to the outgoing fire mitigation letter.

Fuel Tank Complaint: There was a complaint received by the board from a member that the fuel storage tank at the maintenance building does not meet current code for fuel storage tanks. The Larimer county inspector was called to examine the current tank. The county inspector assured us that the current tank meets code.

Water Tank Man Way Replacement: The water storage tank on Aspen needs to have the man way replaced as the current 24" opening is too small. We have a 30" man way opening and lid. The cost from an estimate last year was \$3750 to replace the man way. Nelson will get a new cost estimate to install the new man way and schedule the replacement of the man way for sometime after labor day when the water usage is lower. A motion was forwarded by Bobbie Heisterkamp to authorize the replacement of the man way. The motion was seconded by Jerry Ahnstedt and passed unanimously.

Directors and Staff Information Sheet: Carole Renouf passed around a sheet with the contact information for all staff and directors. The sheet was reviewed for accuracy and corrections were made.

Other Communications:

The board received a complaint from a member about an “eye sore” home. The situation will be reviewed to determine what action is required.

There is a new organization, the Estes Valley Forest Issues Forum in Estes Park whose purpose is to help communicate US Forest Service plans to the Estes Valley citizens.

The board received a letter concerning stimulus funds. No action is required at this time.

The meeting was adjourned at 12:38 pm.

The next Board of Directors meeting will be held at 9:00 am., Saturday, August 8, 2009, at the Firehouse.

Respectfully submitted,

Randal Eike  
Secretary