

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

MINUTES

August 8, 2009

The Board of Directors meeting was called to order by President Glenn Christensen at 9:03 am. at the Fire Station.

Board Members Present: Jerry Guthrie, Randal Eike, Glenn Christensen, Sam Schwab, Russ Stacey, Bobbie Heisterkamp, Jerry Ahnstedt and Kevin Sweeny

Others Present: Nelson Renouf, Carole Renouf, Paul Flanagan, Linda Thul, Jerrie McBride, Chris McBride, Bill Tolle and Karen Scharer.

Meeting Agenda

Motion by Russ Stacey to approve the agenda. Motion was seconded by Bobbie Heisterkamp. The motion was unanimously approved.

Approval of July 18, 2009, Minutes

Motion by Jerry Ahnstedt to approve the minutes from the July board meeting with corrections to grammar. The motion was seconded by Bobbie Heisterkamp and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

- 1) Pressure washed and painted landing zone.
- 2) Participated in VFD landing zone training.
- 3) Pressure washed and lubed the backhoe.
- 4) Installed mile markers along county road 47.
- 5) Responded to roll over accident on county road 47 at mile marker 3
- 6) Responded to accident with wildlife.
- 7) Went on post weekend fire patrols through Johnny Park. Found 4 fires.
- 8) Responded to motorcycle wreck.
- 9) Started re inspection of fire mitigation.
- 10) Assisted sheriff several times.
- 11) Repaired fire engine.
- 12) Found a knife from a stabbing call.
- 13) Responded to a camp fire in Lyons Gulch.
- 14) Repaired and calibrated the chlorine analyzer.
- 15) Repaired aerators.
- 16) Repaired mower and tractor.
- 17) Installed sonic units in Sunset for algae evaluation.
- 18) Working with state and engineers on waste discharge permit.
- 19) Attended alum meeting in Lyons.

- 20) Graded the interior roads.
- 21) Changed G.A.C.
- 22) The key pad was hit and repaired.
- 23) Worked on shop repairs.
- 24) Responded to two lion calls. Shot the lion with rubber bullets.
- 25) Attended Department of Water meeting. We have a new water commissioner Jason Smith.

#### Member Communications

- 1) The first item on the agenda was a dispute about a loose dog fine levied by the board last month. Member arguments: During May and June the owners made a number of changes to improve the situation. The member did not have sufficient time between the first warning and the fine to correct the issue. Board rebuttal: Improvement was made but improvement is not a solution. The first letter was sent in May which should have been sufficient time. The arguments will be considered in new business.
- 2) A letter was sent to all members reiterating the main rules and regulations that are being violated most often and requesting that members review the rules and comply. The Big Elk rules and regulations will be sent to all the members so they know what the rules are and can communicate the rules to their guests.
- 3) An incident report was filed about a dog off leash. The member argued that the dog was wearing an electric training collar and was therefore under control. Drivers passing the dog and owner cannot see the collar causing problems. The current rules state specifically that the dog must be on leash. A letter will be sent to the member as a first warning.
- 4) The submission cut-off date for the next issue of the Bugle is 8/10.

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

Posted May and June minutes.

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

The following issues were discussed:

##### BEMA/BEWA Budget:

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

The total cost for insurance last year was approximately \$20,000. This year the total cost was approximately \$18,000.

The insurance adjuster inspected the association properties for our policies.

The tax returns for BEMA/BEWA have been filed. No taxes were due because of a large net operating loss carried forward from the 1980s.

The title company asked for BEMA/BEWA financials on a property after a sale. Normally they ask for a status letter prior to sale so that any liens can be assessed. The property has no liens so there is not an issue. However there is a transaction fee of \$100 for the BEMA and BEWA statements.

#### Membership Dues:

One outstanding lien has been payed. One lien is still outstanding.

#### Fire Department Report (Jerry Guthrie)

See operations report.

## Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

Need to perform the yearly culvert cleaning.

Working on grading the internal roads and filling potholes.

The speed bump in front of the office has been replaced.

Budget Committee: (Bobbie Heisterkamp)

See Treasurer's report.

Septic Committee: (Carole Renouf)

Four septic tanks have been replaced. One is in process.

To date 90% of the steel septic tanks have been replaced.

Water Rights: (Glenn Christensen)

The old water commissioner retired last month. The new water commissioner is Jason Smith.

By coincidence the insurance inspector who came to inspect the association properties owns the property where the Big Thompson release ditch would need to be built. He is in favor of

building the ditch provided we can help him move his head gate so that he no longer shares the gate with Glen View Estates. At this point we need to follow up with the Old Ish board.

Separating the head gate from Glen View will require building a gate on another person's property.

Lake Health Committee: (Bill Tolle)

The weed cutter boat was moved from Meadow lake to Sunset lake. During the move the boat was accidentally flipped and will no longer start.

The sonic rental unit was installed in Sunset lake. There is no measurable effect to date. The lake will be reevaluated over the next 4 to 6 weeks to evaluate the unit effectiveness.

The alum town hall meeting was very productive. Several members of the BEMA/BEWA board and lake health committee attended. In addition representatives from Pinewood Springs,

Colorado Lake and Reservoir management Assoc. and the State attended. The state representative stated that Colorado is not endorsing the alum application, just permitting.

Water Treatment & Distribution: (Glenn Christensen)

After reevaluating the flow data Pontius Engineering has determined that the underground tank will handle the flow from the water plant discharge. Pontius has sent the in ground settling tank proposal to the state EPA for approval.

No new status on well usage.

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

The thistles in the area are starting to bloom and seed. We need to continue pulling the thistles along the road and slash pile.

The first responses to the fire mitigation letter are starting to come in. The first responses are very positive.

Our current brush cutter is nearly 50 years old. Replacement parts are getting impossible to find. We will need to evaluate replacing it in the near future.

Architectural Review Committee: (Glenn Christensen)

A proposal to replace the windows on a cabin was received. The submission was reviewed and approved.

A member is doing construction on the exterior of his house without a plan approved by the committee. A proposal was received for the work being done. The proposal was approved pending a clarification of the color of the deck.

Adopt-a-tree: (Glenn Christensen)

Over 100 trees were sprayed for a cost of \$1100. There is still money left in the fund that will be used next year.

One of the residents had a reaction to the spraying.

Purchased pheromone packs for common area trees near the lake.

Canyon Lake: (Bobbie Heisterkamp)

Pending Big Thompson release ditch.

Old Business

Maintenance Building Repair: The repairs are going well. The second concrete floor slab is scheduled to be poured. The interior header was re-built using donated lumber. Peg board has been installed. The caulking has been completed. Still need to paint. Thanks to all the volunteers who have helped.

Dam Repair Engineering: The engineers are working with the state to determine what paper work exists on the present dam and what needs to be done. Once this is done the release gate design engineering can begin.

Leasee Letter: A registered letter was sent to the lease holders requesting payment of past due obligations. The lease holder has sent a payment for less than the total amount. Due to legal considerations, the check is being held.

Speeding/Speed Bumps: The speed bumps are helping to reduce the speeding in the meadows. However speeding is still an issue. Glenn Christensen will place three new bumps in the next couple of weeks. To help reduce the problems with people backing out of the dumpster, a proposal was forwarded that the board evaluate building a loop so that you will no longer need to back out.

Labor Day Picnic: Tasks for the picnic were delegated. There will be a town hall style meeting at 11:30am before the picnic.

Dodge Truck Repair: There is a possibility that we can find an aluminum flat-bed for approximately \$1500. Glenn will follow up and get a quote.

Pool Repair Bill: The pool is in good shape. The filters and pumps are working well. Kiva Aquatics has given us a one year warranty statement. They have also promised to come back after the pool is drained to repair any low spots. The estimate over-run was due to issues that were not visible until the old concrete was removed. The final payment for the repairs was released.

Water Tank Man-way Bids: We received two bids for replacement of the water tank man-way hatch. The first bid from M & M was for approximately \$3000. The second bid from the Oregon Company was for approximately \$5000. A motion was forwarded by Bobbie Heisterkamp to contract M & M for \$3000 to replace the water tank man-way. The motion was seconded by Russ Stacy and unanimously approved.

#### New Business

Gravel Pit Dumpster: The area around the dumpster in the gravel pit needs to be cleaned up. There is a car battery and paint cans around the dumpster. Using the dumpster is not free. If you use the dumpster you are required to pay a fee. In addition batteries and paint cannot be dumped.

Larry Wimp Resignation/Reinstatement: Larry was asked if he would like to resign or stay on the board. Larry responded that he would stay on the board.

Loose Dog Rebuttal Review: Because the member has made a good faith effort and no additional incidents have been reported it was proposed the the fine be forgiven. A motion was forwarded by Sam Schwab to forgive the \$300 fine this time because of the efforts of the dog owner to address the problem and levy the full \$500 fine if there is another incident. The motion was s8/8/2009econded by Larry Wimp and unanimously approved.

Chlorine Monitors: The chlorine monitors in the water treatment plant need to be replaced. The replacement cost has been budgeted. Nelson has been approved to replace the monitors.

Dog Park: In the past it was proposed that we build a dog park area where members can take their dogs to run off leash. Glenn will poll the community for reaction before the next meeting.

#### Other Communications:

No additional communications.

The meeting was adjourned at 11:38 am.

The next Board of Directors meeting will be held at 9:00 am., Saturday, September 12, 2009, at the Firehouse.

Respectfully submitted,

Randal Eike  
Secretary