

**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)

September 11, 2010

Meeting called to order by Glenn Christensen at 9:03 AM

In attendance were BOD members: Leonard Arnold, Sam Schwab, Glenn Christensen, Karen Scharer, Bobbie Heisterkamp, Guy Scoma, Jerry Guthrie, Elizabeth Hyde and Roy McCutchen.

Roy McCutchen had Kevin Sweeney's proxy.

Also in attendance were staff members, Paul Flanagan, Carole Renouf and Nelson Renouf.

Quorum established and the agenda approved.

As minutes from the May 15, BOD meeting and the May 29, Special BOD meeting were still not available from the outgoing Secretary the approval thereof was tabled until the next BOD meeting. We also do not have minutes from the Annual Membership Meeting. Glenn said he would follow up again with outgoing secretary Randy Eike.

Minutes of the August 14, 2010, BOD meeting were presented. Guy Scoma moved that the minutes be accepted. Sam Schwab seconded. Approval was unanimous.

Nelson Renouf presented the Operations Administrator's report, which is available at the end of these minutes

Member Communications: Glenn presented a letter from a member praising the staff and their participation in the BEMVFD and noting that their response to situations was to be commended. The letter in full will be made a part of these minutes and can be found at the end as a PDF.

Secretary's report: Nothing new.

Treasurer's Report: Bobbie's report is made a part of these minutes and is attached as a PDF. <a href="http://www.bigelkmeadows.org/Treasurers%20report%20Sept%202010.pdf">(Sept 2010 Treasurer's report) </a>

Bobbie Heisterkamp moved to accept the corporate resolutions for both Big Elk Meadows Association and Big Elk Water Association approving four officers as signers on the Bank of the West checking account and DWS Scudder. Roy seconded the motion. The motion passed unanimously. The resolutions are made a part of these minutes.

It was noted in discussing the treasurer's report that Big Elk Water Association had over spent its budget Taxes and Licenses. It appears that the amount of \$1,480 should have been accounted for

as part of the Alum treatment project and belongs to Big Elk Meadows not Water. Bobbie will look into this and reclassify it.

Glenn commented that the \$1,480 is an annual fee that will need to be paid every year for 10 years even if we never proceed with another treatment. This was not known to the BOD when it approved the Alum treatment project. The BOD will object to paying this when the time comes.

Fire Chiefs Report: Jerry Guthrie reported that the flea market made \$1,300 for the fire department. He also commented on the Four Mile canyon fire west of Boulder, which resulted in some of our volunteer fire fighters being called out to assist. Carole noted that BEM was covered by other members of the BEMVFD during the time that the department's strike team was assisting with Four Mile. Jerry said that he felt BEM needed more certified volunteers and that it has become more difficult during these rough economic times to fully cover everything.

Long Range Planning: Bobbie had nothing new to report.

Roads Committee: Glenn reported that there have been requests for additional speed bumps, but that we have placed as many as we are going to for now.

Septic Systems: Carole reported that three new septic systems were installed. Carole's report is available in the office.

Water Rights: Roy reported that our filing of diligence on Canyon Lake and our filing of Diligence and to make Absolute on the Big Elk Pipeline were filed on August 31st. Roy noted that we have also filed a statement in opposition of Pinewood Spring's recent filing of Diligence regarding their conditional water rights.

Reporting on the Colorado Rural Water Loan, Leonard said that to meet the deadline, we had to file the loan application without the environmental statement. Consequently, the request was turned down as the environmental statement was required and CRW would not grant an extension to produce the required engineering. John Guthrie, the engineer who was contracted to produce the work failed to complete it on time. Since these funds are no longer available due primarily to Mr. Guthrie's failure to perform as contracted it is the Board's opinion that he should not be paid for any work he bills pertaining to this project.

Lake Health: Glenn reported that we did get a refund on the buffer that was not used for the Alum Treatment project. Unfortunately, we did not receive the grant money we were hoping for. The total cost incurred as of September 6th was \$15,548.58. [note: permit is listed at \$1400, but will probably be adjusted to \$1,480 per Bobbie's report. It should also be noted that there may be a long term liability in that the permit may have to be renewed every year for ten years. TBD]

Leonard asked why we are not using the weed cutter. It has sat all summer. Glenn talked to Bill Tolle since this is a Lake Health issue and Bill claimed it was due to a lack of volunteers, but that also there was concern about using it in Willow or Mirror due to the alum. Obviously, this does not affect Meadow, Rainbow or Sunset and there was some discussion about selling the cutter if it is not going to get used.

Karen reminded us that plant life is normal in a healthy lake.

Bobbie commented on Ray Merry's most recent lake health report, noting that there is more oxygen in the alum treated lakes than in prior years and that we should not see a fish die off this year.

Water Processing & Distribution: Roy presented Kevin's report as follows:

Water Processing / Distribution Committee Report

Board of Directors Meeting

11 September 2010

Water Treatment

An inoperative motor and pump were replaced in the Miex system in late August. It is strongly suspected that these faulty components were contributing to the operational problems we've experienced.

A senior Miex representative inspected the recently-installed resin recapture unit and was disappointed in the solution. He committed to propose an improved solution. This is expected in mid-September.

A sample for a new DBP test has been submitted but we have not received the results of the testing.

Wells

An ad hoc committee was formed at the August BoD meeting to define a recommendation for treatment of the wells and well houses. Following is that committee's recommendation:

Willow: Putrid. Tear it down. Keep whatever equipment can be reused.

Take electricity back to the pole. This one is really bad and needs to be eliminated completely.

Stage: Turn off the electricity at the pole. Lock the door and walk away. There is no acute or on-going maintenance requirement. It does not need to be heated in winter, nor does the building need to be torn down. Just lock the door and ignore.

Stable: Needs to be kept and heated as long as we are using it for the booster pump. The piping needs to be fixed, which is going to involve cutting up the floor. Get the piping fixed and investigate a more efficient method for heating this building. [It was further noted that we will probably need to replace the booster pump and that John's well service has been engaged to look into this.]

Pool: Keep as-is. It is used and we need it.

Hand Pump: Keep as-is for nostalgic reasons. As far as we could tell there is no action needed.

Meadow (clear well): Nothing to do here except normal maintenance.

#### Water Main on Hemlock Drive

Location of the main has begun. Fairbanks Excavation will be engaged for the cutting and blasting that will likely be required to replace the main at an appropriate depth to prevent freezing. [It was further noted that Glenn has been trying to contact Fairbanks to get an estimate on repair work but that Fairbanks has not been responsive. Leonard will try some more.]

Fire Mitigation/Beetle Kill/Weeds: Glenn signed a land use agreement with the Forest Service to allow them to use the lake water and helipad if necessary during the Four Mile Canyon fire. He noted that we cannot have a standing agreement. The rules are that a usage agreement has to be signed for each incident so a blank copy is prepared and in the office ready to be filled in if we need to execute one quickly. Glenn read a letter that he wants sent to the membership regarding the Four Mile fire and the importance of mitigating properties. Roy will email the letter to the membership.

Architectural Reviews: There was discussion about a member who wants to add an addition to his house but has not yet submitted plans to the board or contacted neighbors who might be impacted. Roy said that it is important that neighbors be contacted and be allowed to review plans and pose objections to plans that could impact the enjoyment of or value of their property. The Rules and Regulations are clear as to the procedure and it is the responsibility of the board to enforce those rules.

Fuel Tanks: The discussion continued concerning the member who has what appear to be one or more buried fuel tanks. The BOD has notified the member by registered mail that the tanks will be removed. The member insists that there are no fuel tanks. It will be verified.

Horse Pasture: Sam reported nothing new. At last count there were 8 horses.

Broad Band: Karen reported that there was nothing to report.

#### Old business:

Bobbie reported that 13 letters had gone out notifying members that were late in paying their annual dues. She said about half had responded. She also reported that, so far, we were \$280 to the good on the picnic.

Pool deck repair – It was decided to push any decision on pool deck repairs until the spring.

#### New Business:

Bobbie presented an offer by member Curt Loomis to loan BEM \$90,000 at a favorable interest rate, which would be locked for the nine year term of the loan. This would afford BEM the opportunity to consolidate some current indebtedness resulting in a lower monthly cost and without the uncertainty of our current floating interest rate. Bobbie liked the idea, but was

concerned that a collateral provision would encumber the Caretaker's Cabin for the term of the note. Roy voiced the concern regarding an early call provision, which stated that, after two years, the note could be terminated with 60 days notice. He felt that 60 days was insufficient time to refinance the note if it should become necessary pointing to today's environment where it can be extremely difficult to finance much of anything. Bobbie suggested we ask Curt to make the termination period 120 days.

Bobbie moved to proceed with the loan on the condition that Curt drop the collateral clause and change the termination clause to 120 days. Karen seconded the motion and it passed unanimously.

It was decided to table Board Goals until next meeting.

Roy moved to adjourn the meeting. Karen seconded and the meeting was adjourned at 11:18.

The next meeting will be October 9, 2010

These minutes respectfully submitted  
Roy McCutchen, Secretary BEMA/BEWA

**OPERATION'S REPORT  
FOR SEPTEMBER 11, 2010**

Extrication training  
Car hauled off  
Worked on trailer  
Hauled Tyrex for service & windshield  
Meeting with Intelaguard  
Mounted foam unit and chain saw on ATV  
Stock 4952  
4920 repair  
Seven days of fire mitigation  
Three smoke investigations  
Three fire calls for smoke  
Seven fire patrols (Found 8 left burning)  
Forest service enforcement officer thanked us for our efforts  
Four fire calls (Medical)  
One lift assist  
Two fire calls for rollover accidents  
Fill out wildland red cards  
Four Mile Canyon Fire  
Dip agreement  
Press conference  
Post interview about post Big Elk Fire Mitigation

Mow cabin and moved firewood  
Cut damaged fire department trees  
Replaced a Miex Pump, motor and took more photos  
Brine was hauled  
Double chemical clean  
Backwash GAC  
CL2 pump elec. installed  
Telemetry repaired  
Meeting with Orica  
Miex back in service  
Flush distribution system  
Three W.T.P. alarms  
Pulled water test samples  
Passed TTHMs  
Letter to the state about chemicals used  
Read meters  
Mowed and graded twice  
Filled potholes  
Pulled memorial weeds  
Picnic setup  
Hauled junk from and around picnic shelter to dumpster  
Pool shut down  
Graded horse pasture  
Grader tire repair and service  
Dump truck lift repaired  
Pickup truck windshields replaced  
Backhoe tire repair  
Pushed limbs  
Cleanup gravel pit  
Wimp hauled out metal  
Reinstalled frost proof hose bib  
Cabin repairs  
New mower deck repaired  
Culvert repaired on Hemlock  
Worked on storm drainage  
Spread gravel  
Unloaded rock  
Water release  
REA cutting