

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

MINUTES

September 12, 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, Larry Wimp and Mike Main by phone.

Others Present: Nelson Renouf, Carole Renouf, Paul Flanagan, Linda Thul, Guy Scoma, Leonard Arnold, Judy Arnold, 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 August 8, 2009, Minutes

Motion by Russ Stacey to approve the minutes from the August board meeting with corrections. The motion was seconded by Sam Schwab and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

- 1)Dug out shop floor in preparation for the concrete slab.
- 2)Plumbed floor drain for melt off the vehicles.
- 3)Concrete was poured.
- 4)Cleaned up waste concrete.
- 5)Painted shop.
- 6)The cabin garage door failed. Installed new garage door.
- 7)The park hand pump was repaired. Total cost for the welding was \$100.
- 8)Repaired several water meters.
- 9)Responded to one medical call, two wild land fire calls and two car accidents.
- 10)Found and extinguished several fires in Johnny Park during Monday patrols.
- 11)Performed several fire mitigation re-inspections.
- 12)An A.D.A. ramp for wheelchair access for fishing has been requested. Nelson will review the A.D.A. Requirements and evaluate which lake is being requested. Then report on his findings next board meeting.
- 13)We passed a C.D.P.H.E. inspection on the water plant.
- 14)Had a meeting with the state about the alum permit.
- 15)Had a meeting with the state about waste permit.
- 16)Hatrock returned a bid for the waste discharge settling tank construction. The cost would be \$1400 for the tank and \$1100 for installation for a total of \$2500.

- 17)Met with Orica and Siemens about the effects of the Alum application on the water plant. Both concurred that the treatment should have no detrimental effects.
- 18)Met with the dam engineer.
- 19)Met with the insurance company to inform them of the removal of the teeter-totter.
- 20)We had a fish kill in several lakes.
- 21)Currently working to determine what is causing the water color problem. It does not appear to be a water main leak. Evaluating water storage tanks to determine if the problem is in the storage tanks. Called Boulder Water Well for technical assistance.
- 22)Drained the pool for the season. There were a couple low spots where water remained. Kiva Aquatics will be contacted to repair the low spots under warranty.
- 23)We released a total of 13 acre feet from Meadow lake to meet two release requests.
- 24)A couple electric insulators were shot causing a power outage.
- 25)Five septic tanks were pumped and one septic system was replaced.

Member Communications

- 1)The board received a letter concerning water issues. The letter enumerated a number of issues we face and the apparent lack of coordination and prioritization between different committees that work on various facets of water issues.
- 2)The board received a letter concerned with the camping use of the turn around near the gun range. Several people have abused the site and left liter behind. It is unclear if the offenders were Big Elk residents or not. The land is actually part of the national forest. After discussion on what options were open to us a motion was proposed by Sam Schwab that we put up signs around the site reminding users to pack out their trash. The motion was seconded by Bobbie Heisterkamp and passed unanimously.

Secretary's Report (Randal Eike)

Posted July minutes on the web.

Treasurer's Report (Bobbie Heisterkamp)

The following issues were discussed:

BEMA/BEWA Budget:

The balance sheet is currently on budget for the first few months of the fiscal year.

The Labor Day BBQ was successful however we were short by \$326 which was covered by the BEMA budget. The fees for the BBQ have not been adjusted since 1990. A motion was proposed by Bobbie Heisterkamp to raise the fees next year to \$7 for adults and \$3 for children. In addition the Labor Day BBQ budget line item will be raised next year. The motion was seconded by Russ Stacey and passed unanimously.

Membership Dues:

Currently there are 10 members who have not paid yearly dues for the current year. If payment has not been received by 9/15 letters will be sent.

Fire Department Report (Jerry Guthrie)

The VFD is patrolling Johnny Park every Monday to look for fires that were not put out. A number of fires have been found and put out.

Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

No new status.

Budget Committee: (Bobbie Heisterkamp)

See Treasurer's report.

Septic Committee: (Carole Renoulf)

Carol has put together a spread sheet showing the status of all the septic systems in the meadows. The spread sheet will allow us to keep better track of the septic status.

Water Rights: (Glenn Christensen)

We received a letter from our water attorneys, Duncan, Ostrander & Dingess reminding us that we need to file a water rights reasonable diligence report with the state August, 2010. While this is a year away it is time to begin compiling the data.

The state has assigned a new deputy commissioner to our area. Glenn will set a date to meet with the new commissioner to discuss our current and ongoing water projects.

Lake Health Committee: (Bill Tolle)

Using the weed cutter boat volunteers have removed over 5000 lbs. of weeds from Sunset lake.

The recent fish kills are due to low oxygen levels in the lakes.

The ultra-sonic transducer was moved to a better location. There seems to be little if any effect to date. We will keep the transducer for another month until the rental period runs out. The data will be re-evaluated at that point.

The state water committee was up to evaluate the state of our lakes. The findings from the committee is that our lakes are currently considered "impaired".

In order to finalize the Alum permit the state has requested a certified lab study of the phosphate sources.

A motion was forwarded by Russ Stacey to reaffirm the commitment of the board to continue pursuing the Alum permit process with the state. The motion was seconded by Bobbie Heisterkamp and passed unanimously.

Water Treatment & Distribution: (Glenn Christensen)

Nelson is currently working to identify the water clarity problem. So far he has eliminated a water main leak as the cause.

Met with the Colorado EPA to discuss the water plant back-flush discharge issue. Because we are working to address the problem no fines will be issued.

After talking with the county we will not need a building permit to install the settling tank for the discharge.

Still need to work on wells. Nelson will contact a well services company to get an estimate to inspect and repair our wells.

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

No new status.

Architectural Review Committee: (Glenn Christensen)

A proposal to replace the a roof with a tan metal roof was submitted. The submission was reviewed and approved.

A proposal to replace the a roof with a dark red metal roof was submitted. The submission was reviewed and approved.

A proposal to install a skylight was submitted. The submission was reviewed and approved.

A proposal to replace the a roof with a green metal roof was submitted. The submission was reviewed and approved.

A proposal to build a storage shed that matches the existing house colors was submitted. The submission was reviewed and approved.

A proposal to replace an existing deck with tan composite board was submitted. The submission was reviewed and approved pending permit approval from the county.

Adopt-a-tree: (Glenn Christensen)

We currently have \$1199.66 left in the fund for next year.

Canyon Lake: (Bobbie Heisterkamp)

Currently working on proposals.

We received a bill of \$807 from Blatchley & Associates for consulting on the legal aspects of the project.

Old Business

Maintenance Building Repair: The repairs are going well. The floors are complete and a drain has been installed. The drain is currently plugged until the sand trap is installed. The external painting is complete. The stone work along the base is ready to be installed. The last hail storm damaged the roof. We will file a claim with our insurance company.

Lessee Letter: The lessee has responded unfavorably to the letter that was sent out last month. The board will continue to work the issues.

Speeding/Speed Bumps: A new speed bump was placed on Cedar drive. The board has received request to install another bump on Cedar drive and install a bump on Hickory drive. A motion was forwarded by Russ Stacey to purchase two new bumps and signs for a cost of \$950. The motion was seconded Bobbie Heisterkamp. The motion was passed by a 7 to 1 vote with Larry Wimp opposed.

Insurance Company Correction Letters: A letter will be sent to our insurance company informing them that the teeter-totter has been removed from the playground and that the area around the fire extinguishers has been cleared in accordance with their recommendations.

Labor Day Picnic: See treasurers report.

Dodge Truck Repair: No new status.

Pool Repair Bill: Now that the pool has been drained Kiva Aquatics will be contacted to repair the low spots in the pool.

Water Tank Man-way Bids: It will be easier to cut a new hole for the new man-way than to expand the existing opening. In addition a second access point will make cleaning and inspections easier.

New Business

Concrete Water Storage Tank: We need to drain and clean the concrete storage tank. Currently we only have the one storage tank until the new man-way is installed in the steel storage tank. The cleaning will have to wait until the steel tank can be used again.

Aerator Noise Complaint: The board received a complaint about the noise produced by the aerator compressor. The structure that contains the compressor is in need of repairs. If the repairs are done the noise should be reduced. A motion was forwarded by Glenn Christensen to repair the compressor housing, repair the electrical and add a timer to control when the compressor runs. The motion was seconded by Bobbie Heisterkamp and passed unanimously.

Dog Park Feedback: There were seven responses to the Bugle article requesting feedback. Of the seven responses six were opposed and one was in support. Due to the negative response we will not pursue the dog park proposal.

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, October 10, 2009, at the Firehouse.

Respectfully submitted,

Randal Eike
Secretary