

**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)

October 9, 2010

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

In attendance were BOD members: Glenn Christensen, Karen Scharer, Bobbie Heisterkamp, Guy Scoma, Russ Stacey, Linda Thul, Kevin Sweeney and Roy McCutchen.

Glenn Christensen had Sam Schwab and Leonard Arnold's proxies.

Also in attendance were staff members, Paul Flanagan, Carole Renouf and Nelson Renouf. Don and Connie Park and Tom Schmidt were in attendance to present their architectural proposals.

Quorum established and the agenda approved.

Minutes from the May 15, BOD meeting were presented. Russ moved to approve and Linda seconded. The motion carried. The minutes of the May 15, 2010 BEMA/BEWA BOD meeting were approved. Minutes of the Annual Meeting and the Special BOD meeting continue to be unavailable from the past Secretary. Approval is tabled until they become available.

Minutes of the September 11, 2010, meeting were presented. There were a couple of changes. Guy moved to accept with changes. Bobbie seconded and the motion to accept the minutes with changes was passed.

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

There was discussion about the tree cutting REA was doing. Bobbie asked if REA would cut stumps lower. Nelson said he would look into it.

**Member Communications:**

There was a member letter regarding the situation with the property at 91 Hickory Dr. It was noted that we will deal with that under New Business.

It was decided we would do architectural reviews at this time as there were many proposals and some members are here to represent their proposals.

Don Park presented a plan to add a second story above his car port at 181 Aspen. Russ moved to approve. Bobbie seconded. In discussion it was brought out that Cindy Haraway at 154 Aspen

was concerned that the addition would block her view of Meadow Lake. Roy McCutchen voiced concern that the roof would be somewhat unsightly from his house at 178 Aspen and asked that Don look at options other than a rolled tar paper shed style roof. Don agreed to do so. Bobbie said she would call Cindy to discuss. Several people said they did not see Cindy's objection as significant enough to deny approval. The question was called. The vote was 6 yea, with Kevin voting no and Roy abstaining.

Tom Schmidt at 829 Hemlock presented a plan of addition to his house. Russ moved to accept the plan. Bobbie seconded the motion. Nelson pointed out that the addition would mean covering the existing water service line with concrete. He said the owner was aware that it would be their responsibility and that they would address the issue. The plan passed unanimously.

David Martin (purchasing Jansen's property) presented a plan to redevelop the property at 616 and 656 Hickory. The current structure on the property is in very bad condition. Russ moved that we accept the plan on the condition that everything on the property be brought up to code. Guy seconded the motion and it passed unanimously.

The Bittler's presented a plan to re-shingle their house at 686 Hemlock. Russ moved to accept the plan, Linda seconded and the plan was approved unanimously.

Donna and Eno Compton presented a plan to redo the slate work at their house at 82 Mirror Lake Drive. A question came up as to whether projects that were not above grade required Architectural approval. Russ moved to accept the project and Linda seconded. The project was approved unanimously without answering the question.

There was discussion about Tim Nelson's request to add a storage shed next to his garage at 12 Mirror Lake Ct. It was pointed out that the request was approved last month, but that the BOD needs to write him a letter reminding him that he needs to clean up his property.

Jerry Fearn made a color approval request for their house at 1114 Aspen Dr. and it was approved.

A discussion ensued concerning a small tree house that was built at 780 Aspen. The BOD will request a plan from the property owner.

Secretary's report: Nothing new.

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

Bobbie commented that the bank had made a technical error in paying off the loans. She will get it fixed before the next BOD meeting or we will address it in November.

New lien letters are going out on Monday to those that are delinquent.

BEMVFD Report: Mostly covered in Nelson's Admin report. Nelson is currently the interim Fire Chief since the retirement of Jerry Guthrie.

Long Range Planning: Bobbie had nothing new to report.

Roads Committee: Glenn reported that we are getting some additional road base.

Septic Systems: Carole reported that two systems were pumped and inspected. Carole's full report is available in the office.

Water Rights: Roy reported receipt of a letter from the Division of Water Resources regarding an accounting review of our water augmentation reporting. The letter had a number of misconstructions of facts that could have serious consequences if not handled well. Roy indicated the intention to have the letter reviewed by the Association's water attorney Dan Platt. He also stated that we would have to install the required water monitoring gauges in the upper and lower flumes. Roy presented a quote from Sutron for \$2954 to cover two units. Kevin suggested a second option and will look into getting a quote on another monitoring gauge. Bobbie indicated that we have money in the budget to cover the cost.

Lake Health: Glenn reported high levels of weeds in Sunset and Little Deer. Jerry A. has the weed boat out and is working on Sunset.

Water Processing & Distribution: Glenn reported that he has been working with Orica to try and come up with a solution to the problem with the Miex system. Glenn says Orica has come up with another plan to fix the system (the previous plan has been declared a failure), but that they expect us to cover all of the cost associated with the fix. They are not even offering consumables to help mitigate the expense (they have done this in the past). Glenn recommends we inform Orica that we do not accept that we should cover the cost; the cost should be their responsibility. Further, that we are not satisfied with the system and that if they are unable to come up with something better we will move towards seeking relief through the legal channels.

Glenn presented the following three phased option for fixing the water mains on Hemlock Dr.

Hemlock Drive Water Line Project – Three Phases  
Fairbanks Excavation & Big Elk Meadows  
September 22, 2010

Phase One (\$58,750.00)

1420 feet of main (doubled to provide loop utilizing same trench)  
Blasting Allowance  
Tracer wire in main and all service lines  
Hydrant and bleeder at far end of Hemlock Drive main  
Ten service lines with new pits and shut off valves (waste & drain)

686 Hemlock Drive – Bittler: 20 feet of new service line

708 Hemlock Drive – Karcher: 15 feet of new service line  
Lot Hemlock Drive – Bosley: 50 feet of new service line  
803 Hemlock Drive – Overton: 30 feet of new service line  
758 Hemlock Drive – Champlin: 80 feet of new service line  
847 Hemlock Drive – Vesely: 100 feet of new service line  
833 Hemlock Drive – Franz: 100 feet of new service line  
Note: 847 & 833 shared trench  
829 Hemlock Drive – Schmidt: 60 feet of new service line  
817 Hemlock Drive – Carlson: 60 feet of new service line  
Note: 829 & 811 shared ditch  
811 Hemlock Drive – Madigan: 15 feet of new service line

Phase Two (\$40,000.00)

900 feet of main to connect/loop Hemlock Drive to Hickory Drive  
Note: Will need to cross Sunset Lake dam outlet

Phase Three (\$48,250.00)

825 feet of main to complete Hemlock Drive and connect with Temple water main  
Five service lines with new pits and shut off valves (waste & drain)  
653 Hemlock Drive – Guthrie: Approx 30 feet of new service line  
579 Hemlock Drive – Scharer: Approx 30 feet of new service line  
565 Hemlock Drive – Weber: Approx 30 feet of new service line  
527 Hemlock Drive - Eike: Approx 30 feet of new service line  
654 Hemlock Drive – Anderson: Approx 80 feet of new service line

Total for all three phases: \$147,000.00

There is consensus that something has to be done with winter coming on. The options are as follows:

- 1) Come up with \$58K immediately to do phase one (limited options for obtaining funds)
- 2) Use the bleeders (puts stress on water plant)
- 3) Looping with directional flow (not sure what cost is involved)
- 4) Hope for the best
- 5) Check for emergency grant and/or loan money

#4 Hope for the best was actually a prediction of a warm winter which would spare the Hemlock main from freezing. We do not have the ability at this time to borrow the \$58,750. It was noted that Leonard Arnold is researching the possibility of a grant. Until we can come up with something else, we will probably have to rely on the bleeders if the weather dictates.

Fire Mitigation/Beetle Kill/Weeds: Glenn reported that people could apply for a \$2,500 Colorado tax credit for costs incurred for fire mitigation.

Architectural Reviews: Handled above during Member Communication.

Fuel Tanks: Russ reported that the fuel tanks in question during the past couple of meetings do in fact not exist.

Horse Pasture: There are 8 horses.

Broad Band: Karen reported

- 1) there are over 70 members who has signed up to say they would like broad band;
- 2) Front Range Internet believes they have a solution using a directional antennae and will send someone out to investigate;
- 3) There is also a possible solution from ViaSat, but that is from a satellite that will not be launched until 2011.

Old business: Bobbie reported on liens and notifications. As is our usual procedure, letters will be sent October 11 to delinquent members informing them that liens will be filed on Monday, November 11, if their debt is not cured.

New Business: The property at 91 Hickory Dr. is in a serious state. Russ will represent the Board in proceeding with notification though there is question as to even who to notify and whether it will result in anything being done. There was discussion as to what the Board could do. There was general consensus that the board can act to clean up the out side and bill whoever ended up owning the property. Can lien the property, but property is already in foreclosure. Russ will follow up.

It was decided to table Board Goals until next meeting.

There was a motion to adjourn the meeting, which was seconded and the meeting was adjourned at 12:59.

The next meeting will be November 13, 2010

These minutes respectfully submitted  
Roy McCutchen, Secretary BEMA/BEWA

**OPERATION ADMINISTRATOR'S REPORT**  
OCTOBER 9, 2010  
</strong>

Fire mitigation along main road. (Meadow Lake Dr. to the gate on uphill side.)  
Haul some of the limbs left by R.E.A.  
Grade the horse pasture road and the firebreak road.  
Applied for the burn permit.  
Got response from the F.A.A. on L.Z.  
Took Med. Rescue for repairs.

Did wildland fire equipment training and structural protection training.  
One fire call for propane gas odor.  
Five medical calls.  
Two smoke investigation calls.  
Burn ban in both counties.  
One illegal campfire reported, U.T.L.  
Six campfires left burning.  
Phones out due to a phone box shooting.  
Chase bears Twice.  
Shop phone hooked up.  
Clean up at the gravel pit and burn area.  
Did a water release from Meadow Lake.  
Winterized the swimming Pool.  
Cabin chimney cleaned and inspected.  
Prepare for North Aspen Dr. cabin delivery.  
Welded motor mounts on weed cutting boat.  
Flushed water distribution system twice. (Received one complaint.)  
Did disinfection by products testing.  
Did lead and copper testing.  
Passed Halo acidic Acid test.  
Repiped the water tank. One leak found and schedule 40 pipe was replaced with schedule 80 pipe.  
Still trying to work with Orica on concerns with resin, etc.  
Rebuilt metering pump.  
Worked on Hickory Dr. water service and mains. (New blow off /bleeder, meter, valves and curb stop. 6' deep all rock and no bedding found.