

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

MINUTES

October 10, 2009

The Board of Directors meeting was called to order by President Glenn Christensen at 9:02 am. at the Fire Station.

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

Others Present: Nelson Renouf, Carol Renouf, Paul Flanagan, Collin Eisenhart, Elizabeth Hyde, Craig Doolittle and Karen Scharer.

Meeting Agenda

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

Approval of September 12, 2009, Minutes

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

Operations Administrator's Report (Nelson Renouf)

1. Received total dissolved carbon testing report. The total carbon level was 19 which is very high.
2. Put the plows and sanders on the trucks in preparation for winter.
3. Found a poached elk in the horse pasture.
4. Replaced the ball joints on the truck.
5. The new man-way on the steel water tank has been installed. With the man-way installed the tank will be cleaned and painted then it will be ready to refill and use.
6. Installed the new chlorine analyzer in the water plant.
7. Removed the sonic device from the lake in preparation for winter.
8. Worked on maintenance building repair.
9. Attended vehicle stabilization training in Pinewood Springs.
10. Responded to an emergency call.

Member Communications

1. Follow up on need for a single person to coordinate the ongoing water projects. A motion was forwarded by Bobbie Heisterkamp to request that Leonard Arnold be appointed as coordinator with help from Kevin Sweeny. The motion was seconded by Jerry Ahnstedt and passed unanimously.
2. No new incident reports this month. Glenn is still working to resolve several old reports.

3. Glenn followed up with the owners of the house across from the maintenance building about the improvements to the maintenance building. They are very pleased with the repairs.

4. A member had a question about whether Big Elk or the home owner is responsible for the main shutoff valve. Under the rules the valve is the responsibility of the home owner and not Big Elk. The member is concerned with the pit temporarily filling with water when he turns off the valve. Nelson will take a quick look at the valve to determine if there is an issue.

Secretary's Report (Randal Eike)

Posted August minutes on the web.

Treasurer's Report (Bobbie Heisterkamp)

The following issues were discussed:

BEMA/BEWA Budget:

The insurance adjuster was out to inspect the damage to the maintenance building roof. The adjuster determined that the shingles and felt need to be replaced. The adjuster will determine how much our policy will cover. There is a question on the official address of the building. Nelson was able to clarify the address.

In a follow up from our insurance agent, he asked if the \$10,000 limit on the gate house was enough. After a brief discussion it was decided that the limit is sufficient.

Currently the maintenance building repair budget is incorrectly entered in the main BEMA/BEWA budget. The budget item will be moved to the capital budget where it belongs. Other than the incorrect maintenance building line item the budget is currently in line.

Membership Dues:

Sent out letters to 9 residents about delinquent payments.

Sent lessee letter and background information to our lawyer for review.

Fire Department Report (Jerry Guthrie)

The response to the fire mitigation letters has been very good so far. We need to keep the work going.

The VFD presented a plan to mitigate along the access road. The plan calls for a phased implementation. The aesthetics of the road will be given consideration when evaluating how the mitigation will be done.

The new siren has been received. The VFD will need to get a pole to mount the new siren.

Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

The LRP committee has a great deal of information posted to their web pages. The committee will be working to update the information..

Roads Committee: (Jerry Ahnstedt)

Worked on grading before the snow fall.

Plowed the roads after the snow.

Budget Committee: (Bobbie Heisterkamp)

See Treasurer's report.

Septic Committee: (Carol Renouf)

A member who recently bought a cabin was working on repair of his septic system. The work was put on hold due to the snow. The member is looking at removing the existing cabin.

A motion was forwarded to require all residents be required to inspect and pump their septic tanks by June 15, 2010 if it has not been done within the last five years. There would be a \$500 fine followed by a \$1000 fine if the member does not comply. After discussion it was decided that it may be too early to impose fines and deadline. Glenn will draft a letter to request that all residents have their septic systems inspected and pumped. In addition Glenn will draft a proposed rule that all residents inspect and pump their septic tanks every five years.

In addition to the septic tanks we need to generate a list of underground fuel tanks and contact Larimer and Boulder counties and get a copy of the county regulations.

Water Rights: (Glenn Christensen)

We received a bill for \$270 from our water lawyers Duncan Ostrander & Dingess for work done. Glenn met with Jack Davis to clarify how we handle water releases and storage.

Met with Fairbanks and requested that they submit a bid on the Meadow Lake dam repair project.

Work on the Little Thompson water release ditch is continuing.

Lake Health Committee: (Glenn Christensen)

Thanks to all the volunteers who pitched in to clean up the weeds in Little Deer.

The Sonic Solutions unit was removed from the lake in preparation for winter. Karen Scharer will talk to Sonic Solutions about the rental charges and determine how they want to handle the return or storage of the unit. In addition Karen will ask if we decide to rent the unit next year if the rental will apply to the purchase price.

We received a letter from Siemens in response to our query concerning possible damage to the membrane system due to the Alum treatment. The response from Siemens confirms their earlier statement that Aluminum Sulfate will not damage the membrane. However any polymers in the treatment will damage the membrane.

We received a quote from Keeton Industries for \$4496.42 for a new aerator to be placed in Willow Lake. Too expensive, we will use volunteers to reduce the cost.

Water Treatment & Distribution: (Glenn Christensen)

Nelson is currently working to identify the water clarity problem. The problem may be due to issues with the concrete tank.

The new man-way has been installed in the steel tank. The tank now needs to be painted and inspected before we can start using it again. Nelson will get bids for the painting and inspection. The wells have been inspected for needed repair. We are now waiting for bids on the needed repairs.

Hatrock provided a bid for the waste water settling tank. Fairbanks will provide a second bid.

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

No new status.

Architectural Review Committee: (Glenn Christensen)

A proposal to replace the a damaged shingle roof with new asphalt single roof was submitted. The color will be tan with green flecks. The submission was reviewed and approved.

A proposal to remove a stone stairway and raise the level of the driveway by three feet using fill dirt was submitted. The submission was reviewed and approved.

A proposal to add a major addition to the existing house was submitted. The addition will add a second story to the structure. Under the existing rules the neighbors need to be notified and approve. The neighbors will be informed by the member. Before approval the committee needs a drawing showing the new proposed building footprint. In addition with the addition being so large, the committee will need a review on whether the existing septic system is sufficient to handle the load.

A proposal to replace hail damaged shingles and gutters on a home was submitted. The shingles will be a similar color to the existing shingles. The submission was reviewed and approved. Work is being done on a residence that has not been submitted to the architectural committee. The work should pose no issues. However a plan must be submitted. The resident will be contacted and asked for a plan.

Adopt-a-tree: (Glenn Christensen)

No new status.

Canyon Lake: (Bobbie Heisterkamp)

No new status.

Old Business

Maintenance Building Repair: The repairs are going well. The exterior paint and rock is complete. A new roof beam was installed. The shingles, felt and drip edge need to be replaced due to hail damage. Glenn will get three bids for the work. New insulation and drywall will be installed in the rear south east shop wing.

Lessee Letter: The lessee response and background information was sent to our lawyers with a request for advice on how to proceed. The board will continue to work the issues.

Speeding/Speed Bumps: There was a near miss incident at the horseshoe curve caused by a speeding resident. The incident caused one of the cars to get a flat tire.

Dodge Truck Repair: The quote for an aluminum flatbed came back \$3000. With winter coming soon it was decided to leave the damaged fender on the truck until spring and then replace the fender at a cost of \$500.

Pool Repair Bill: Kiva Aquatics stated that the low spots are shallow enough that they should not be a problem. If they do damage the pool Kiva will repair the pool next spring.

Water Tank: Nelson is working on getting bids to clean and paint the tank.

Aerator Noise Complaint: Additional work to reduce the noise needs to be done on the aerator pump house.

New Business

Bugle Format: The on-line version of the bugle will convert to a PDF format. This will make the file smaller and easier for residents to load. In addition the bugle will be moving to a new server.

Other Communications:

A new rules book has been published. A hard copy will be sent to all residents so they can keep a hard copy handy for reference by guests.

Jack Voorhies will be out for a short time for medical reasons.

The meeting was adjourned at 11:10 am.

The next Board of Directors meeting will be held at 9:00 am., Saturday, November 14, 2009, at the Firehouse.

Respectfully submitted,

Randal Eike
Secretary