

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

MINUTES

November 14, 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, Bobbie Heisterkamp, Jerry Ahnstedt, Kevin Sweeny Larry Wimp and Mike Main by phone. Sam Schwab assigned Bobbie Heisterkamp as his proxy. Russ Stacey assigned Jerry Ahnstedt as his proxy

Others Present: Nelson Renouf, Carol Renouf, Paul Flanagan, Guy Scoma, Bill Tolle and Karen Scharer.

Meeting Agenda

Motion by Bobbie Heisterkamp to approve the agenda. Motion was seconded by Kevin Sweeny. The motion was unanimously approved.

Approval of October 10, 2009, Minutes

Motion by Bobbie Heisterkamp to approve the minutes from the October board meeting with corrections. The motion was seconded by Kevin Sweeny and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

1. Paul Flanagan had to take 1 week off for personal reasons.
2. 20 inches of snow caused problems. Pulled 6 people either up the hill or out of the ditch. Plowed and sanded 300 miles burning 3 ½ tanks of gas.
3. During the plowing the plow blade was damaged and had to be repaired.
4. There have been 3 sand deliveries for a total of 110 tons. We should not need any more sand this season.
5. The slash pile was burned.
6. Responded to two medical calls and one smoke investigation. Total of 73 medical or fire calls to date.
7. Attended M.C.I. training.
8. There was an accident in the horse pasture when a driver of a boat trailer damaged a another trailer.
9. There are several abandoned vehicles in the horse pasture. The owners of the vehicles are being identified and contacted to remove them.
10. The roll off dumpster next to the slash pile is full and overflowing. However only 3 people payed the dump fee. Too many people are using the dumpster and not paying.
11. D.B.P testing must now be done quarterly.
12. Power drops are causing alarms in the water processing plant.

13. Ordered chemical drum leak containers, screened vent pipes and sealed the water pumps in order to comply with state regulations.
14. Put a non-potable water warning sign on the playground pump.
15. Attended a waste water class in Estes Park.
16. Removed the 7 ½ foot plow blade and replaced it with a 9 foot blade.
17. Re-plumbed the line between the treated water supply and the regeneration tank.
18. Cleaned and drained the Miex.
19. Released water twice from Meadow lake to meet our downstream water rights requirements.
20. Installed caution ice signs on county road 47.
21. Installed county line signs.
22. Got bid from M&M to paint the inside of the steel water tank.
23. Met with Hat Rock to discuss the installation of the waste water settling tank.
24. Worked on leak in the booster plant.
25. Had to remove the plow and sander twice so it could be taken in for repairs.
26. Found new truck bed with dual fenders, tailgate and bumper for \$625. The price includes the removal of the old bed and installation of the new bed.

Member Communications

1. Leonard Arnold agreed to be the water project coordinator.
2. The VFD is putting together a single emergency information sheet. The sheet will cover how to prepare for evacuation and the siren codes. Short bursts of sound are a call for the VFD to assemble. A long sustained sound is a call for everyone to assemble at the fire house.
3. Bugle update: The Bugle website has been updated. During the past year the on-line Bugle started publishing in PDF format. The PDF format produces a smaller file which will help downloads on slower web links. From now on the hard copy of the Bugle will also include the The Flame. They will still be published separately on the web. The Bugle website now has a community bulletin board for announcements and small classified adds. The Bugle website has also added a volunteer page that will maintain information about projects in the meadows that are seeking volunteers and how to get involved. The board would like to thank Karen and Donna for all their hard work on the Big Elk Bugle.
4. One incident report: On October 15th a person was observed with his dog off leash. When he was asked to put the dog on a leash he refused.
5. Lake Health update: The lake health committee is still investigating floating islands as a possible solution. The state permit application process for the Alum treatment is moving forward. As part of the permit the state will require that we hire a third party expert to supervise the application and testing process. The committee will work to identify a contractor that will meet the state requirements and work with the contractor to get cost estimates for the work in anticipation of state approval. The contractor information and cost estimates will then be given to the BEMA/BEWA board for review. As part of the permit approval we still need to supply a phosphorous source report. The committee is working to collect the required data. Finally the committee is working to identify possible grant sources to help defer the costs.
6. The office received a letter from Larimer county changing the address of the Big Elk office from 109 Willow Drive to 29 Willow Drive.
7. In order to be effective the aerators need to be run 24/7. The aerators have run for several years with only one complaint. We are currently working on the aerator housing to reduce the noise

level. In addition the aerator will be moved slightly further away from the lake to address concerns from the county.

Secretary's Report (Randal Eike)

Posted September minutes on the web.

Treasurer's Report (Bobbie Heisterkamp)

The following issues were discussed:

BEMA/BEWA Budget:

A number of the maintenance building expenses were moved from the general budget where they were incorrectly entered to the capital expense budget. The 40% BEWA fair-share of \$7543.36 was restored to the BEWA budget. After the adjustment the BEWA budget is on track.

Our lawyer reviewed our documents and lease agreement with the lone lease holder. His recommendation is that we do not try to collect any assessment prior to the by-law changes in March 2009. Therefore a bill for the amount due plus a late fee was sent to the lease owner. In addition our lawyer recommends that we send an offer the lease owner the opportunity to buy the lot. Finally he recommended that we combine BEMA and BEWA into a single association. This contradicts advice we were given in the past. The board decided to reject the last recommendation and pursue the first two.

We received check for \$4111 from the insurance company to cover the damage to the maintenance building roof.

Membership Dues:

A number of dues are late. Bobby is working to collect the dues from the members.

Fire Department Report (Jerry Guthrie)

See member communications.

Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

Two of the speed bumps were removed. One bump was covered with dirt. Replacing the bumps and clearing the buried bump took considerable time by the staff. A motion was forwarded by Jerry Ahnstedt to assess a \$100 fine to anyone who removes or vandalizes the speed bumps. The fine would be doubled for each incident. After discussion it was determined that the existing rules cover the speed bump vandalism.

There was a discussion on whether the current joy riding rule needs to be modified. Glenn will review the rule to see if modifications are required.

Budget Committee: (Bobbie Heisterkamp)

See Treasurer's report.

Septic Committee: (Carol Renouf)

Two more septic tanks were pumped.

Glenn is still working on a draft of letter to go out to members to inspect and pump their septic tanks every five years.

Water Rights: (Glenn Christensen)

October water rights reports are complete.

We need to release 11.4 acre feet of water to meet our down stream requirements.

Drill cores were taken from Meadow dam in preparation of the gate valve repair project. The cost of the drilling was \$2500. The total cost of the gate valve repair project is estimated at \$100,000 to \$125,000. Leonard Arnold is working on getting a low interest loan.

Lake Health Committee: (Glenn Christensen)

Little Deer weed removal complete and the weed cutter boat has been stored for the winter.

The sonic unit needs to be cleaned and returned. After talking to the company they agreed to provide us with another unit next spring to evaluate at no additional cost.

Alum treatment: See member communications.

Water Treatment & Distribution: (Glenn Christensen)

Received 2 bids to paint the inside of the steel tank. The bid from M&M to paint the whole tank was \$14,000. The bid from Coblanco to paint the whole tank was \$16,995 and to paint the seams only was \$8,000. Coblanco also estimated that it would cost \$16,000 to paint the concrete tank. We will get a bid from M&M to paint the seams only then contract with the lowest bidder to paint the seams.

We currently have a bid from Fairbanks for \$8,000 to install the waste water settling tank.

Hatrock is working on a rebid after a review of the project requirements.

Well use: A sign was placed on the playground well pump warning that the water is not potable. After reviewing the well inspection status Nelson will work on repairing the Stagecoach well pump. We need to continue working on the wells.

It was decided to increase the loan on the caretakers cabin from \$60,000 to \$90,000 to cover the costs of painting the steel water tank and the waste water settling tank project.

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 a medium dark brown. The submission was reviewed and approved.

Additional information was provided on a proposal to add a major addition to the existing house. The home owner still needs to provide an elevation and lot plan for approval.

Adopt-a-tree: (Glenn Christensen)

No new status.

Canyon Lake: (Bobbie Heisterkamp)

No new status.

Old Business

Maintenance Building Repair: We currently have 2 bids returned for repairing the roof. Still waiting to receive the 3rd bid. The county requires that we use class A asphalt shingles. The insulation and drywall were installed mudded and taped by volunteers. The next step is to paint the interior walls.

Lessee Letter: The contact for communications has changed. A motion was forwarded by Bobbie Heisterkamp to send a letter to the new contact requesting the past due dues from March 2009 and offering to sell the lot for the appraised value. The motion was seconded by Larry Wimp and passed unanimously.

Dodge Truck Repair: A new bed was found for \$650. The board authorized Nelson to proceed with installing the new truck bed.

Water Tank: The man-way lid installation is complete. The final step is to paint the tank. See Water Treatment & Distribution for more details.

New Business

Roll Away Dumpster: Residents are using the dumpster without paying. Use of the dumpster is not free. It costs Big Elk \$465 every time the dumpster is hauled away. Only \$615 was collected of the \$1395 that we have spent to haul the dumpster away. After discussion it was decided that we will look for a place near the sand shed to place the dumpster where it can be locked. Access to the dumpster will require that the staff unlock the gate since we cannot rely on the honor system. Glenn and Nelson will evaluate the area around the sand shed to find a suitable location.

Speed Bump Vandalism: See Roads Committee minutes.

Horse Pasture: There are a number of guest horses in the pasture. Currently Big Elk charges very little for the horses to be there. A motion was forwarded by Larry Wimp to raise the guest horse fee to \$100 per month per horse. The motion was seconded by Jerry Guthrie and passed unanimously.

EPA Update: The state EPA has issued new requirements on chlorine monitoring in drinking water. Currently we meet the new regulations.

Other Communications:

No other communications.

The meeting was adjourned at 11:34 am.

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

Respectfully submitted,

Randal Eike
Secretary