

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)

December 11, 2010

Meeting called to order by Glenn Christensen at 9:00 AM

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

Bobbie has Sam Schwab's and Elizabeth Hyde's proxies.
Glenn has Linda Thule's and Jerry Guthrie's proxies

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

Quorum established and the agenda approved.

Minutes of the Annual Meeting and Special BOD meeting held on May 29, 2010 are still not available.

Minutes of the November 13th, BOD meeting presented. Russ moved to approve and Bobbie seconded. The motion carried.

Nelson Renouf presented the Operations Administrator's report, a copy of which is available in the office and is made a part of these minutes. There was discussion about the pump not working in the steel water storage tank. Carole is going to look into getting a submersible pump to replace the current pump. Nelson commented that the State has mischaracterized our waste discharge permit which has necessitated tests that are not really required. Nelson is working on getting it corrected and a list of the correct tests. Nelson will be reporting for the BEMVFD with his admin report. He was elected to the position of fire chief at the last BEMVFD meeting.

Secretary's report: Nothing new.

Treasurer's Report: Bobbie's report is made a part of these minutes and is attached as a PDF.

Bobbie asked if we should "retain" our HOA attorney, Orten, which would require an annual payment and allow us a discounted number of hours or continue paying only when we need services. In reviewing the history it was the consensus to continue with pay-as-you-go.

Bobbie pointed out that we received a 6% discount on our workman's comp insurance from Pinnacol as a result of our good safety record.

Russ reported that he contacted Caste Mienloft (sp?) to research the status of the Carol Smith property on Hickory. The property is in very bad shape, but there has been some talk about the

possibility of BEM taking it over. Russ said he could not find out much. Bobbie and Carole said that First Realty is the assigned broker and that they have been in contact with them. They will find out more and report at the next meeting.

Long Range Planning: Bobbie had nothing new to report.

Roads Committee: Glenn had nothing to report.

Septic Systems: Carole reported on several systems. Carole's full report is available in the office.

Water Rights: Roy reported that discussions are continuing with the Division of Water Resources. The DWR has not yet responded to the conference of November 9th.

Lake Health: Glenn reported that the final report on the lakes and the alum treatment has been completed by the hired consultant. This report will be forwarded to the State after the BOD has reviewed it and Glenn has gone over it with Bill Toole and Ray Merry. Glenn will email it to members of the BOD.

Water Processing & Distribution: Glenn reported that Orica supplied BEM with one 55 gal drums of resin at no charge, which he picked up from Orica by staff to avoid a shipping charge. BEM also purchased a 55 gallon drum of resin to replace lost resin. Unfortunately, the resin capture device is still not working properly. Paul reported that we have stopped using one recirculating pump that is now being blamed for fracturing the resin and we are pre-chlorinating in an attempt to reduce the algae in the raw water before it comes into contact with the resin.

There was discussion about the Hemlock water main issue. The bleeders are on. There continues to be no visible source of funding the repair.

Fire Mitigation/Beetle Kill/Weeds: Nothing new.

Architectural Reviews:

Concerning the Play House Structure at 780 Aspen Dr. Leonard moved that the BOD approved the plan for form and placement, but that the Board specifically note that such approval does not imply that the Board approves the plan for code compliance or safety of the structure. The BOD will not require the structure to be removed, but leaves code and safety compliance up to the property owners. Karen seconded and the motion passed.

There was a motion by Russ to approve the exterior siding and deck work being done at 244 Aspen Dr. Bobbie seconded the motion and it passed.

Adopt a tree program: Nothing new

Fuel Tanks: Nothing new

Horse Pasture: Nothing new

Broad Band: Nothing new

Old business:

2003 White Dodge truck: Paul reported on the inspection of the 2003 White Dodge truck. He said the dealership stated that it needs about \$1,200 in work before they would issue a new extended warrantee (service contract). The warrantee would run around \$4,500, which is almost as much as the truck is worth and it might not cover us due to the way we employ the truck.

Bobbie moved that we Not buy the extended warrantee. Russ seconded and the motion passed. There was further discussion afterwards that we should still get the recommended work done, but that we should be able to get it done for considerably less than at the dealership.

Meadow Lake Dam: Glenn and Leonard received a status report from Gauthiere engineering. They will meet with John G. to determine how to bring this project (the engineering piece) to completion. We need to finish the engineering before we can move ahead with applying for any funding for either the dam or the distribution system. Leonard stated that he needs to pass this on to someone else as he has other issues he must focus on. Glenn asked for volunteers to take on the search for funding for the dam and distribution projects. Bobbie indicated she could participate if it could wait until the spring as she will be out of the country for a period of time. Leonard noted that the raw-water funding is ready to go except for the engineering. On the finished-water side we have not identified a funding source. Further, we need to come to a decision as to what the overall project is.

Water Pits: Glenn reported that 22 meters and/or meters were inspected and worked on as necessary.

Contract for plowing lower Hickory drive and other areas that are or could be considered private property (not common BEM roads). Roy volunteered to draft such a document.

New Business:

Roy moved to note in the minutes that Leonard Arnold is operating the aerator in Rainbow Lake at the request and appreciation of the BEM Board of Directors. Bobbie 2nd. The motion passed.

The regular meeting was adjourned at 10:43 PM

Immediately following the regular meeting the Board of Directors moved to Executive Session.

The next meeting will be February 12th 2011. There will be no BOD meeting in January.

Roy McCutchen, Secretary BEMA/BEWA

Nelson's Operations Admin Report

12/11/2010 OPERATIONS

ADMINISTRATOR'S REPORT

Insulated meter pits
Meadow Lake water release twice
Plow and sand three times
Sander repairs
Changed UV bulbs
Chemical clean micro filters twice
Installed pre-chlorinators
Pulled vehicle from the ditch
Cabin bath drywall repairs and paint
Replaced Ion Exchange Resin
Nelson Renouf appointed Fire Chief
Paul Flanagan appointed Assistant Chief
Chlorinated steel water storage tank
Excavate and relocate valve box
Snowplow repairs
Five fire calls
Two power outages
Steel tank pump out of service again
Update maps
Worked on L. D. Lake Dam Leak
Took radios in for repairs
Fire mitigation
All gate circuit boards replaced
State mistakenly requested more biosolids testing
Did volital organic contaminant testing
Repaired culvert on Hickory Drive
Huntington water sample taken
Water Main Break
New Turbidimeter installed
Lake aerators back in service