

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

MINUTES

December 12, 2009

The Board of Directors meeting was called to order by President Glenn Christensen at 9:04 am. at the Fire Station.

Board Members Present: Randal Eike, Glenn Christensen, Bobbie Heisterkamp, Larry Wimp, Russ Stacey, Sam Schwab and Mike Main by phone. Kevin Sweeny assigned Randal Eike as his proxy. Jerry Ahnstedt and Jerry Guthrie assigned Glenn Christensen as their proxy.

Others Present: Nelson Renouf, Carole Renouf, Paul Flanagan, Guy Scoma, Collin Isenhardt and Karen Scharer.

Meeting Agenda

Motion by Bobbie Heisterkamp to approve the agenda. Motion was seconded by Russ Stacey. The motion was unanimously approved.

Approval of October 10, 2009, Minutes

Motion by Bobbie Heisterkamp to approve the minutes from the November board meeting minutes with corrections. The motion was seconded by Sam Schwab and unanimously approved.

Operations Administrator's Report (Nelson Renouf)

- 1.Continued working on shop repairs.
- 2.Plowed the roads
- 3.Responded to 3 accident calls.
- 4.The forest service came and burned all the slash piles along county road 47.
- 5.Turned off the water to 8 houses because the cold weather caused water line breaks.
- 6.The bed, fender, bumper and tailgate were replaced on the white dodge truck. The tires were also replaced.
- 7.Nelson, Carole and Paul attended class to maintain water certification.
- 8.Updated water plant to meet new state requirements.
- 9.Continued working on Miex tank to reduce Miex loses.
- 10.Continued work on sanitary permits.
- 11.A speed bump on Ceder was removed without permission. This is the second time in as many months that a speed bump has been removed.
- 12.There was an issue with a member violating the ATV rules.

Member Communications

1. Emergency Contact Page: Glenn checked with Pro-copies to get a price for copying and laminating the Emergency Contact Sheet. Pro-copies quoted a price of \$1.45 per page. Glenn will work with the VFD to split the cost.
2. Incident Report: On the Friday after Thanksgiving a member was observed riding his ATV in a dangerous speed. After a warning by the staff to slow down the owner was belligerent to the staff and totally disregarded the warning and challenged the association to fine him. The board will send a warning letter to the member explaining the ATV riding rules within the Meadows and a reminder that all ATVs and boats are to be registered with the office.
3. Incident Report: A member was walking his dog off leash when the dog attacked another dog that was tethered on the owners property. A warning letter will be sent to the owner of the dog detailing the incident. The incident will also be reported to the Larimer County Sheriff department and animal control.
4. Fire Mitigation: Collin Isenhart gave a detailed presentation explaining the procedures that will be used by the VFD during the access road mitigation. The VFD is still working on identifying which trees will be cut. A procedure for dealing with beetle infested trees will be added to the procedures. A motion was forwarded by Bobby Heisterkamp to approve the procedure as presented with the addition of beetle kill procedures. The motion was seconded by Russ Stacey and passed unanimously.
5. There was a discussion of adding a rule requiring that owners pickup dog waste when walking their dogs. The board will work on drafting a proposal.

Secretary's Report (Randal Eike)

Posted corrected October minutes on the web.

Treasurer's Report (Bobbie Heisterkamp)

The following issues were discussed:

BEMA/BEWA Budget:

The budget is currently on track but tight.

Bobby informed our lawyer, Jerry Orten that we will maintain BEMA and BEWA as separate associations. We received two bills from Jerry Orten totaling a little more than \$2000 for work done.

Took November end of month reports and 2008-2009 tax returns to the Bank of the West to begin the process of increasing our line of credit from \$60,000 to \$90,000 as decided in the November board meeting to pay for repainting the steel storage tank and installing the waste water settling tank.

Membership Dues:

Last month a letter was sent to request payment of outstanding BEMA dues. The late dues have not been paid. A motion was forwarded by Glenn Christensen to place a lease lien for the outstanding dues of \$1405.80 plus late fee. The motion was seconded by Russ Stacey and passed unanimously.

A member has declared bankruptcy. We currently have liens on the property for outstanding BEMA and BEWA dues. There is a hearing at 8:30am on December 22 in Boulder.

Fire Department Report (Collin Isenhart)

See member communications.

Committee Reports

Long Range Planning: (Bobbie Heisterkamp)

No new status.

Roads Committee: (Jerry Ahnstedt)

The removed speed bump on Ceder was replaced.

Budget Committee: (Bobbie Heisterkamp)

See Treasurer's report.

Septic Committee: (Carole Renouf)

There have been complaints of septic odors. We need to investigate the complaints.

A draft letter was presented requesting that members inspect and pump their septic tanks every five years. A motion was forwarded by Russ Stacey to accept the letter and send it out to the membership. The motion was seconded by Bobbie Heisterkamp and passed unanimously.

Water Rights: (Glenn Christensen)

Core samples of the Meadow Lake dam were taken.

Leonard Arnold is currently working with Gauthrie Engineering on the gate valve replacement project. In addition Leonard is working to find a low interest loan to pay for the project.

Lake Health Committee: (Glenn Christensen)

Glenn met with the state to discuss the Alum application permit and third party supervision. The goal of the lake health committee is complete the permit process by the first quarter.

Water Treatment & Distribution: (Glenn Christensen)

M & M approved to paint the seams for \$6693.

Fairbanks Excavation returned a bid of \$9,000 to install the waste water settling tank. The bid was approved.

Glenn met with the state to update them on our progress installing the settling tank.

Glenn also discussed the previous state letter approving the application of waste brine from the water treatment plant on the road. The state will review the previous letter and decide if we can use the brine on the roads again.

Well Status: Still waiting for the bids to be returned.

Water Meters: Currently we have no spare water meters. Currently 11 meters are not working and 4 show no use. We currently have enough money in the budget to get 2 radios for \$295 and 20 meters for \$195 per meter.

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

See member communications.

Architectural Review Committee: (Glenn Christensen)

A proposal was submitted to replace a vehicle gate. The proposal was approved.

Adopt-a-tree: (Glenn Christensen)

No new status.

Canyon Lake: (Bobbie Heisterkamp)

No new status.

Old Business

Maintenance Building Repair: Interior work is now complete. The roof and drip edge replacement is still in process.

Lessee Letter: See Treasurer's report.

Dodge Truck Repair: The bed, fender, bumper, tires and tailgate were replaced on the white dodge truck. A suggestion was made that we bond BEMA employees to cover damage to equipment due to old history. After discussion it was decided that it is not necessary.

Water Storage Tanks: M& M has been approved to paint the seams on the steel water tank. Once the tank is painted and the final inspection complete we can start using it again. At that time we will determine what needs to be done to the concrete storage tank.

Roll Away Dumpster: The dumpster will be moved up to the sand shed area in the spring.

New Business

Horse Pasture: Currently we have been lax enforcing the rules regarding horses and the pasture area. Glenn will work with Sam and Larry to start enforcing the existing rules. All horses in the pasture need to be identified and vaccinated. In addition the stable area needs to be cleaned up.

Other Communications:

No other communications.

The meeting was adjourned at 10:57 am.

The next Board of Directors meeting will be held at 9:00 am., Saturday, January 9, 2010, at the Firehouse.

Respectfully submitted,
Randal Eike
Secretary