

President, Tony Clanton called the meeting to order at 2:06 PM.

Constance Harbert moved that the minutes of the May 18, 2002 Annual Meeting minutes be approved. Bill Karcher seconded. This motion passed unanimously.

Bobbie Heisterkamp took roll call. A quorum was established.
ANNUAL MEETING OF
BIG ELK MEADOWS ASSOCIATION AND
BIG ELK WATER ASSOCIATION
Saturday, May 10, 2003

TOWN HALL MEETING:

President Tony Clanton called the town hall meeting to order at 1:04 PM and welcomed those in attendance.

Tony Clanton asked that we take a moment of silence to remember the fallen fire fighters and other BEM members that passed away in the last year. Tony introduced Eno Compton President of the Big Elk Volunteer Fire Department (BEVFD) to make a presentation. Eno said the Fire Department had started to dig the foundation for the new Fire Station/Community Center. 14 of your neighbors went through wild land fire training. The Fire Department is pursuing grants for more equipment such as a request to FEMA for \$49,500 to get a truck. We have asked FMR foundation for a grant for a pickup truck to mount a foam unit. We have entered into a mutual aid agreement with Pinewood Springs. With this mutual aid agreement my annual homeowners insurance decreased \$80 per year. State Farm seems unwilling to recognize this agreement but American Family has. Next up is Leonard Arnold who will help us with a presentation on the Fire Station/Community Center. He has been doing a great job and without him it wouldn't get done.

Leonard and Judy Arnold live at 527 Hickory and are volunteering their time to manage the project. The Fire Department is trying to communicate to you as much as possible. The Fire station is important as in the winter we are only able keep 2 pieces of equipment with water in them vs. 5 the rest of the year. There are supporters and detractors of the project. We have made every effort to address the issues and provide the least impact to members. Prudential Realty gave us a letter today saying this project will help our property values and affect our ISO ratings.

Early on the Fire Department Board did a preliminary site selection. Many sites were looked at with a site finally selected on the corner across from the Schwab's house. Judy and I volunteered to be project manager and donate our time and efforts. To start the project we did a programmatic study of the needs for this building, which were 25-30 pages long. Next we hired an engineer from Estes Park and he did an initial design. This was given to the BEM and BEVFD boards with a conceptual site plan to more accurately place the building and provide minimal impact on the view for members. We had unanimous approval from the BEMA and BEVFD Boards. The Larimer county planning commission had a hearing on April 16, 2003 and the project was unanimously approved. We are waiting for a building permit, which we should get next week. We have dug the foundation hole and most of the building materials on the site; have been donated by multiple companies.

The site plan looked at many things like; access to utilities, community facility grouping, rapid response location, solar orientation, safety, access, environmental awareness, water source proximity, and air support. For architectural goals we focused on: low visual impact, mountain architecture, soft color schemes, building character, economy, community support facilities, long life. (At this point Leonard reviewed the site on a large site map projected on the wall.) The facility is 3,270 square feet with 5 bays 40' deep the bay doors are 11'x11'. There is a large meeting room, command office and upstairs storage. The old toilets will be torn down and the new facility will have toilets that are accessible from inside and outside the building year round. We will have a kitchen with range, refrigerator, and microwave. The meeting room is 22' x 24' and will hold 20+ people. We designed the building so there could be a potential lean-to picnic area off the back. The building was designed for expansion on both ends. The fire department said if it couldn't be stored in the building it will not be outside. The second floor is 18'x 40' with access inside and outside access via stairs. The concrete floor will be painted with epoxy so it we can have meetings in there, if the trucks are pulled out.

BEVFD looking for people to work on the site integrated with some subcontracted tasks. We will sub the frame but for siding we can use volunteers. Lou Santoriello will put the roof on. BEVFD needs material gifts, if you feel the urge to give. Gerry Guthrie will also take tax-deductible donations. July 17 was the start of the Big Elk fire last year. We would like to have the building almost up and have a party in it by July 4, 2003. Budget is 120-130K this is very inexpensive.

Gerry Guthrie, BEMVFD Fire Chief, wanted to thank the Arnolds for all their hard work. Normally it would take \$350-400K to build this building, with their help it is about 1/3 of the cost. This should help us lower insurance and give the community a sense of pride. The projected completion date is not set but surely prior to freezing in the fall. Since we have volunteer labor, BEVFD can't provide a completion date. We are working on making sure there is no pollution with trap tanks, if we have an oil spill from a truck. There will be no gas tanks next to the building the Fire Department will use the fuel area at the old facility. There is a memorial stone for the fallen firefighters, it is about 6'x 9' made of flagstone which will be placed near the building. We didn't build a metal building due to the budget and the industrial look. We used as much class 1 fire rated material as possible. Leonard Arnold thanked his daughter and his wife Judy for all their help.

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PRESIDENTS'S REPORT:

Tony Clanton said that he spent 10% of his life being the President at Big Elk. Jimmy Valvano was a dear person to me. He said, "Everyday you should cry, laugh and think but the most important thing is to enjoy the moment. Tony made introductions to the best Board of directors he has worked with.

He invited Jack Bentley up to provide a report from the water committee. Jack said he appreciated the fire department saving his house at the last fire. We have a grant that will put a storage tank in the ground to which will double our water storage capacity. The water tank will need anchors due to the high water table. Three people applied for the grant, Roy McCutchen, Nelson and Carole Renouf. Over the last year we had a lot of water augmentation meetings with our lawyers. We spent \$26,000 to get our water rights re-approved for the next 5 years.

The pressure on the upper end of Aspen Drive was very week. Last year we installed a booster pump. There is line that crosses the meadow between Aspen and Cedar. It had burst over time and 7,000 + gallons were being pumped into the ground. We replaced it with a 4' line 6 feet deep. We have lowered average usage from 30,000 to 7,000 gallons per day by stopping leaks. Nelson installed head gauges in all the lakes. Charcoal and ultraviolet treatments were installed in the water filtration plant. We just replaced the charcoal for the first time. In the winter we needed to take water from Willow Lake to Mirror to get more water. The release

valve did not work so we started to use the fire departments pump but it was freezing every night and we didn't want it to freeze up if it ran out of gas. Some of the volunteers suggested a 4" siphon that worked great. This coming winter we can replace the valve. Nelson, Carol and the volunteers are incredible. I have not met anyone more diligent in their job as both of them do.

Nelson spends 70% of his 40 hours per week in involved in water treatment activities. They have applied for another grant to get the water lines located downstream of the dams instead of at the bottom of the lakes. This is not what you would expect a caretaker to do. We had planned an aggressive water system upgrade program over the next few years. Goals for this next year are: install the 30,000 tank, install valve on willow lake, clear growth and install more riprap on the dams, install line meters and pressure recording instruments, remove cross over lines under the lakes Willow and Sunset, install some more mains from storage tank. This will cost us money. We have had a tremendous water committee. Jack asked the following people to come up for recognition; John Briggie, Bobbie Heisterkamp, Bill Tolle, Roy McCutchen and Tony Clanton.

Tony thanked Roy McCutchen for helping keep as all in great communication. We started with 40 members with email addresses we now have 104 members and many have multiple addresses.

Tony thanked Craig Smith for helping out with Employee Operations. Craig said it was a pleasure working with Nelson and Carole Renouf they work on so many things we don't know about. We also have great Volunteers and would like to thank Jerry Ahnstedt.

Tony thanked Larry Wimp for his great ideas such as the siphon for the lake.

Tony thanked Curt Loomis for 6 years of service.

Tony thanked Tim Hilbert, Leonard Rozek, Sam Schwab and Roger Harbert for their service on the board over the last year.

TREASURER'S REPORT:

Tony asked Bobbie Heisterkamp, Roy McCutchen and Dick O'Neal all members of the Finance Committee to give the Treasurer's report.

BEMA will end up \$-5,000, this shortfall will come from the capital fund which has only \$10,000 in it. Thus we will only have \$5,000 in the capital fund at the end of the year. This is very low. BEMA needs more money. BEMWA got some income from Tap fees and has about \$22,000 in the capital fund.

At this point Bobbie took a few questions. The pay phone has a cost of about \$1,000 per year. We may take it out and someone can use the phone at the top of the hill. Total phone costs are \$6,000 per year. Vehicle maintenance was high and if a new bill on the Chevy Pickup goes over \$500 we will replace or retire it. A member stated the main road is in very bad shape and was so slippery they almost went over the edge. The member said that two years ago BEMA increased the dues to have \$10,000 in the annual road budget. They wanted to know why there was less money in the current budget. The answer was we did not get dues increase last year and we cut the road budget. The old gold Truck is newer than the white diesel truck. It was used to snowplow and it was torn up years ago. The White truck has a diesel, which has problems. Our insurance has also gone up. Our carrier will not take us this year we have budget \$20,000 for insurance and we spent \$16,000 last year. The judge is sitting on our augmentation plan. We have two objectors that we need to satisfy. Pinewood Springs and Ish reservoir are objecting.

ELECTION:

President Clanton announced that all ballots were received and counted and he announced the election for the following board members:

For 3 year terms – Craig Smith

There were no nominations for board members from the floor.

He then announced that the proposal for increased dues for BEMA passed; the vote was 61 yes, 33 no.

OPEN DISCUSSION:

There was no open discussion.

President Tony Clanton thanked Jerry Ahnstedt, Laura Compton, Josh McGill, Jack Voorhies, Nelson Renouf and Carole Renouf for their hard work over the last year. He also thanked Colette Smith for her efforts with the fire cleanup. Finally he thanked the BEVFD department. There are now 22 red card certified members vs. 6 last year. Tony asked that Leonard Arnold, Eno Compton and Jerry Guthrie come up and receive recognition for their help with the Fire Station/Community Center.

Jack Voorhies asked to take the floor and presented President Tony Clanton with a gift for his 4 years from June 1999 to May 2003 as President of the board.

ADJOURNMENT:

President Clanton asked if there were any more comments or questions before the meeting was adjourned. Jerolyn Holland motioned to adjourn the meeting, Jack Voorhies seconded the motion. All in favor. President Clanton thanked everyone for attending and adjourned the meeting 3:10 PM.

RESPECTFULLY SUBMITTED BY CURT LOOMIS, SECRETARY