



**Big Elk Meadows Association
Saturday, May 18, 2019
Meeting Minutes**

09:00 Call to Order by President

- Quorum verification – (Board members attending): Broome, Clevenger, Davis, Faughnan, Forsberg, Isenhart, Johnstone, Orth and Schwab
- Board members not in attendance: Wimp
- Members in Attendance: G. Christensen, E. Murphy, R. Leonard,
- Non-members in Attendance: R. Evans, S. Wilson
- Staff in Attendance: P. Flanagan (out at 9:30 for water turn-on's), V. J. Darling-Orth
- Request for Executive Session made by Director Clevenger for the purpose of employee reviews, Director Davis for the purpose of an update on the Pinewood Springs Diligence Case 18CW3173 and Director Faughnan for the purpose of contract amendments with the consulting firm for reconstruction.
- Approval of this Agenda – First motion by Director Orth, and second motion by Director Forsberg. Board discussion. President Clevenger called for the vote, all in favor with recommended changes.
- Approval of April 20th, Meeting Minutes – First motion by Director Isenhart and second motion by Director Broome. Board discussion. President Clevenger called for the vote, all in favor.

09:10 Member Communication

E. Murphy – inquired with Larimer County regarding CR47 and was advised the initial request for funding was denied, however an appeal was submitted to FEMA. G. Christensen recommended a petition, signed by community members be submitted to the County for needed repair work on CR47. Director Faughnan suggested a generic letter be created for members to sign and submit. Director Broome encouraged members who call Larimer County pertaining to the condition of CR47 to “BE NICE” when speaking to the road crew.

G. Christensen – Shared info on the memorial service for member K. Rumelhagen. Director Isenhart suggested adding a slide to the annual meeting presentation honoring those who have passed this year. G. Christensen suggested planting a tree on behalf of members who have served the Big Elk Meadows community on the Board. The Board agreed to return to tree planting which will be headed up by the Communications and Social Activities Committees.

09:20 VFD of BE Monthly Update

Report presented by Assistant Fire Chief, R. Evans followed by discussion of up-and-coming VFD events.

09:30 Master Calendar

- EE Handbook Review – Director Faughnan thoroughly reviewed the ee handbook and did not see a need for updates at this time.
- Review of Annual Meeting slides. Details on set up for meeting discussed.
- Directory – Volume 24 will be available to the membership during the annual meeting.
- DMR Report
- CDBG Report – completed
- Insurance renewals – in process
- Consumer Confidence Report – Due July 1st, 2019
- Dam Inspections – completed

Big Elk Meadows Association

Mailing: PO Box 440, Physical: 29 Willow Drive, Lyons, Colorado 80540
303-835-7557 Admin@bigelkmeadows.org



09:55 Architectural Review Committee

Director Broome presented the Architectural Review Committee report on behalf of the Committee. As previously motioned by the Board, non-controversial items are being approved at committee level. Committee recommended denial of request for member looking to place camouflaged construction trailer on property. After discussion Board supports the AR Committee's denial of camouflaged construction trailer. Request for approval of carport received conditional approval; member must obtain a County permit in order to move forward with project.

10:15 Office Update

Director Broome presented the Office Committee report on behalf of the committee. Drawings and engineering specs being updated at very reasonable rates. Eagle Creek refund in process.

10:05 Lot Maintenance Committee and Fire Wise

Director Davis presented the Lot Maintenance Committee report on behalf of the committee. VFD of BE recommended all homes within the community have a model Fire Wise lot. Discussion of members who do not abide by Article VII Maintenance Responsibilities in the Declaration and enforcement of said Article.

10:40 Operations Committee

Director Orth presented the Operations Committee report on behalf of the committee. Focus for the committee has been on drainage and culverts throughout the community and along Big Elk Road. Committee has concerns pertaining to underground springs at the entrance of Big Elk Road from CR47. Ditch lines have been enhanced in this area to divert water flow away from under roads. Road base is on its way and will be used to update and repair interior roads. Director Orth recommended members submit work orders to perform repairs on sections of roads. Board discussion on preparing, filling and opening the pool, replacement of pool liner and addition of solar for heating pool water. Board discussion on moving compactor and adding recycle center.

Director Clevenger motioned to have Operations clear the area and prep the site for relocating the compactor. Director Isenhardt seconded the motion. President Clevenger called for the vote, all in favor.

11:27 Reconstruction Committee Report

Committee member G. Christensen presented the Reconstruction Committee report on behalf of the committee which included several updates.

Committee member and Project Manager G. Christensen led a walkthrough and inspection of Meadow Lake Dam with Representatives from the State, State Dam Inspector John Batka, GEI and Zak Dirt. Due to weather conditions the project is behind schedule. BEMA will ask the State for an extension on completion of Meadow Dam. State in agreement and will be looking for the request. After review, the State will send to DOLA for final approval.

Director Faughnan continued presentation of the Reconstruction Committee report; reconciliation pertaining to reconstruction is in process. GEI was approved to work on re-design of Sunset Dam based on State calculations of water flow and design. A letter was submitted to the State requesting balance of funds for completion of Sunset Dam.

The Committee is working on filling the position of a Project Manager who will work with Grant Specialist M. Bilobran for Sunset Dam. Timeline for dam construction will be submitted to Boulder County. Funding and installation of Rainbow Bridge for egress access being requested along with stated need for the bridge.

Aquatic planting being bid out and both Riparian and NuZhoni projects to be closed out soon. Aquatic planting will likely be done in two phases.

Progress is being made on the Ackerman resolution.

Big Elk Meadows Association

Mailing: PO Box 440, Physical: 29 Willow Drive, Lyons, Colorado 80540
303-835-7557 Admin@bigelkmeadows.org



Director Faughnan motioned Roy McCutchen be recognized as a member of the Reconstruction Committee. Director Orth seconded the motion. No discussion. President Clevenger called for the vote, all in favor.

Director Faughnan continued the report by advising two of the four contracts with Grant Specialist, M. Bilobran of Mountain View Accounting are due to expire on June 30th, 2019. Three of the four contracts are paid through grants. The funding for one contract is considered general housekeeping and supports negotiations with the Ackerman resolution and audits. Further Board discussion and review of extended contracts with Grant Specialist, M. Bilobran. The Board concluded there are many advantages of continued service provided by M. Bilobran.

Director Faughnan motioned to extend the contracts as presented by Mountain View Accounting through October 31, 2019. Director Forsberg seconded the motion. No further discussion. President Clevenger called for the vote, all in favor.

12:04 Old Business – Review of Action Items List

Board discussion on the format revision and purpose of the Action Items List and how to use it as a tool going forward.

Two resolved Action Items:

- Help Wanted Ads on website.
- VFD Land Lease

President Clevenger motioned to sign the Office Lease and the VFD of BE Land Lease today so he can hand deliver (both leases) to the VFD of BE Board President, Rick Ray. Discussion. Director Forsberg seconded the motion. Further discussion. President Clevenger called for the vote, all in favor.

Office Lease and the VFD of BE Land Lease signed by President Clevenger at 12:15 p.m.

Discussion of the Angus Mohr Fundraising event for Sunday, May 26, 2019. Discussion of parking and port-a-potty's for event.

Director Johnstone discussed the xBar7 Communications and grant funding for the new tower which was initially denied by Larimer County. An appeal has been submitted and Larimer County will hold a meeting with community members to discuss tower. Meeting information and details will be provided to the membership as they come in.

12:29 New Business – Prep for the Big Elk Meadow's 53rd Annual Meeting

Board review and walkthrough of Annual Meeting slide presentation. Discussion and request for updates/additions made.

02:00 Adjourn Meeting: First motion by Director Isenhardt and second motion by Director Schwab. President Clevenger called for the vote, all in favor.

Next Board meeting is on Saturday, June 15th, 2019 at 9:00 a.m., location Guthrie Station in Big Elk Meadows.

10 Minute Break

02:10 Executive Session

Respectfully submitted,