



Committee Reports
from the
October 19, 2019
Board of Directors Meeting

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VOLUNTEER FIRE DEPARTMENT OF BIG ELK
42 Willow Drive Lyons CO 80540-8000
Phone 303-823-5717

Collin Isenhart
 Fire Chief

Randy Evans
 Asst. Fire Chief

Rick Ray
 Board Chair

Diane Briggie
 Treasurer

Kathy Broome
 Secretary

Kathy Broome
 Secretary

Gerri Guthrie
Mike O'Connell
Paul Bates

1. Calls

Number	Type	Comments
1	Wildland	Unattended Camp Fire
2	Medical	BEMA
1	Medical	PWS
1	Auto	Hwy 36 vehicle in ditch

2. Training

Hours	Type	Comments
12	Medical	Med Team Training
40	Other	Monday Night Trainings
144	Structure	Tasha, John and Collin – Fire Academy
24	Medical	Christa – EMT Refresher
220	TOTAL	

Upcoming Training

- a. Monday night training 1900. Taken over by Academy Team with the exception of medical night.
- b. LZ Training, Oct. 19th, 0900 hrs.
- c. Oct. 7th Medical meeting 1900. First Monday of the month

3. Projects

- a. December 14 Santa Cookie Ride
- b. Loveland Fire donation – Holmatro extrication combo-tool.
- c. Need 150 gal hydraulic fluid for jaws.
- d. Unattended camp fire call debriefing – Monday 1900

4. Upcoming Events

- a. Officers meeting this Sunday, October 20th

5. Firewise

- a. Renewal is complete
- b. 633 hours by residents w/ 100 hours in common areas.
- c. 14 hours administration/education
- d. Earned \$18,996.21, \$4,221.38 required



Communications Committee Report
October 14th, 2019
Scott Johnstone, Chairman
scottj@bigelkmeadows.org

Charter: The Communications Committee exists to (1) compose and distribute member communications in a clear, timely, and effective manner, including via the bigelkmeadows.org website, (2) work to apply record retention per the governing documents, and (3) administer fair, timely, and accurate voting and reporting of ballots.

Members: Scott Johnstone as Chairman, Karl Davis, Devona Saylor, Tori deVore, Christa Isenhardt, Cathy Faughnan and Jess Ellis

Most Recent Meeting: September 9, 2019, Attendees: Scott J., Jess E., Cathy F., Devona Saylor, Tori D.

New Internet Service (Progress Report)

- xBar7 need plot to complete easement
- Fiber run still waiting for xBar7 - need to recall in buried cable request. Paul turned that over to xBar7.
- Still waiting for stress testing.
- Land use was approved by Larimer County commissioners

Open Action Items

- Develop document retention plan for email communications, member/association documents, reconstruction, etc. Reconstruction Retention needed = 5-7 years.
 - Status: In progress
- Action Item: Setup a meeting just for Doc Retention to finalize rules - Scott
 - Action taken:
 - Committee looked at the little cinder-block building coming into the Meadows and we will use that building until it is full
 - Melissa has begun migrating documents to Google Shared Drive.
 - Paul Cyphers official administrator -- who is his backup? What does Melissa know about this? EMGrants site is the office
 - QuickBooks is cloud version
 - Ballots
 - Water reports
 - How would we do business continuance if they were lost and we needed to recover?
 - Mirror Well House - Check with Paul Flanagan if sealing up the plumbing would have a negative impact on water rights. - Scott
- Action Item: Write up draft procedure using new ballot box and ballots@bigelkmeadows.org
 - Status: In progress. Scott to send board draft of what had been created
 - Action taken: None - need to reassign at Dec meeting
- Action Item: Tori - Look into allowing members to update their own contact information for the directory
 - WP Members tool can handle this.
 - Tori will update columns to match the existing directory.
 - Initial intent is to use this data to share with BEMA Administration. Later we may be able to share certain data on the website such as an online directory.
- Action: Tori to explore options
 - Need to updates the privacy policy
- Action Item: Bugle Survey - Drafted Started
 - What oversight is needed?
 - Suggestion to review the survey with Board at Board meeting. - Scott will add to Agenda.
 - Suggest is maybe too much for now.
- Action Item: PCI Self-Assessment - Scott
- Action Item: Friends of Big Elk Communications - Cathy

Next meeting: Monday, November 11th, 2019

Social Activities Committee Report
October 4, 2019
Elaine Murphy, Committee Chairperson
bmjmom67@yahoo.com

Charter: The Social Activities Committee exists to plan events for BEMA Members throughout the year to bring Members together to socialize, have fun and get to know one another better.

Committee Members: Elaine Murphy as Chairperson, Members as, Jim Murphy, Leona Forsberg, Robert Forsberg, Bea Tolle, Linda Adler, Jessica Ellis, Christa Isenhardt, Jeana Krause, Mike Krause and Greg Overton

Projects:

- Halloween Hayride. October 19, 2019 - Contact person Mike Krause
 - Hayride with History of BEM by Bobbie Heisterkamp
- Food Drive Month of November - Contact person Jess Ellis
- BEMA Holiday Ball January 12th - Contact person Leona Forsberg
- Ice Skating and dinner party, TBD - Contact person Leona Forsberg

Hayride Party Planning meeting;

Task List: Everyone – bring snacks / treats for party, decorate at 11AM, breakdown afterward.

Bob –

- 1.) Contact Chief Isenhardt regarding the use of the firehouse as a plan B along with use of chairs and mic / speaker
- 2.) Contact Glen regarding audiovisual with laptop hookup.
- 3.) TV screen.
- 4.) Music for after the presentation.

Leona –

- 1.) Donut eating contest
- 2.) Beer

Elaine –

- 1.) Contact Greg about his truck, trailer, and driving.
- 2.) Soft drinks and waters.
- 3.) Paper Products.

Mike –

- 1.) Contact Jerry D as a host, Sam about hay and Bobbie about the presentation

Michele

- 1.) Decorations
- 2.) Pumpkin painting and games.

Jeana

- 1.) Poster for Hayride
- 2.) Poster for food drive

Meetings:

Next Social Meeting will be Friday November 23, 2019 (to be verified) at the Forsberg's at 645 Hickory Drive at 1:00 PM

Office Committee Report
October 13, 2019
Kent Broome, Committee Chair
kentb@bigelkmeadows.org

Committee Members: Kent Broome as Chairman, Members as: John Stonum, Paul Flanagan, Collin Isenhart, Mike O'Connell and Scott Johnstone

Update

Permit for construction has been picked up.

Aldrich Builders out of Estes Park has been chosen as the builder. Original bid came in higher than expected at \$101K. A request for additional bids brought a price reduction with the bid, excluding materials and volunteer labor, to \$48K. A meeting with Aldrich Builders is scheduled in Estes Park on October 15th.

Budget Home Supply has given us a quote of \$13K for materials excluding electrical and plumbing. This price is expected to be reduced as it does not reflect our offered discount. Member B. Unruh has volunteered to install the electrical. Committee is waiting for take-off of materials to send to Budget Home.

The Committee has been meeting with Operations for site preparation. Operations is also expected to begin their portion of the work soon as the builder is ready to start. Septic design has been approved and Director Schwab believes he, along with Operations can install the system which will reduce costs.

When construction begins an Office Committee member will be on site daily to check progress, and a notice will be posted listing all committee member contact numbers for questions or concerns.

The Committee has worked diligently and timely in order to be fiscally responsible to the membership; And although an undesirable job for the current building environment, the Committee is meeting and very excited to see the project coming together.

Fund Raising

Members of the ad hoc Fundraiser Committee have been working toward fund raising. Calls and other inquiries for information on brick purchases are coming in. This with the start of construction is expected to encourage the membership to participate in supporting BEMA's expanded and refurbished office.

Operations Committee Report
October 19, 2019
Scott Johnstone, Committee Chairman
scottj@bigelkmeadows.org

Charter: To insure the community is well maintained and Operations runs smoothly by overseeing day to day operations, expenses and priorities of both work orders and maintenance.

Committee Members: Scott Johnstone as Chairman, Members as Paul Flanagan, Dustin Enny and Victoria J. Darling-Orth

Work Orders

- Water Treatment
 - One work order completed: 1.) Replace GAC at Water Treatment Plant. 8.00 man hours. Cost: \$1,340.50 in Granulated Activated Carbon (GAC).
- Equipment
 - Three work orders completed: 1.) John Deere Gator - Replace drive belt, clean clutch and reassemble. 4.00 man hours. Cost: \$90.00. 2.) 1991 GMC – Replace tires. 4.00 man hours, Cost: \$600.00. 3.) Down Easter sander – Replace keys and shear pins. 1.00 man hours, materials on hand.
- General
 - Three work orders completed: 1.) Excavate trench from WTP to Mirror Lake for aeration lines. W.O. to refill trench when lines are installed. 3.00 man hours. 2.) Backfill around sand shed apron. 5.00 man hours. 3.) Pump standing water out of dam outlets. 3.00 man hours.
- Road Maintenance
 - Two work orders completed: 1.) Grading the main road and interior (Hickory) completed at a total of 6.50 man hours. 2.) Level Maintenance Building grounds for placement of donated shed. 2.00 man hours.

General

Trenching for aeration lines from the Water Treatment Plant to Mirror Lake have been completed. Prep work for the shed donated to BEMA by the Forsberg's is completed with the shed now placed near the Maintenance building. Plow trucks and sanders have been prepped for winter. During the snow storm on October 11th one of the sanders needed a repair mid-storm which is complete. Work has begun on site for relocation of the compactor/installation of the recycle compactor, however it was determined the area will need to be blasted for completion of prep work. Kitchen Excavation has been contacted for a quote.

Administration

Victoria continues work on general administrative duties, water accounting, completing minutes in a timely manner and assisting members and tenants as needed. Assisting the Board of Directors with Member Communications and mailings and work with Bookkeeper on membership accounts. Administrative support pertaining to State required documentation for water production and other documentation as needed. Additional support to staff, Committee Chairs and Directors as needed.

Water Treatment

Monthly Water tests performed with Good results. The Granulated Activated Carbon (GAC) system was changed-out on October 8th and is now on six month cycle. Bi-annual change out will help with compliance for our Disinfection Byproduct testing. P. Flanagan's Class S Water Treatment Operator License has been renewed. BEMA's Discharge Monitoring Report (DMR) was completed on October 1st and successfully submitted to EPA/DMX – DMR website.

Three companies have been consulted for recommendations on repair/replacement of the failed coating/lining in the 35,000 gallon cement water tank. At present the Committee is looking at a form fitting tank liner which would be placed in the tank over the existing coating. Quotes are in process. The wells are successfully keeping up with demand and are on a regular rotation.

Road Maintenance

Due to dry weather conditions, roads have received minimal grading this month. Staff will grade as conditions allow.

Reconstruction Committee Report
October 19, 2019
Cathy Faughnan, Chairperson
secretary@bigelkmeadows.org

Committee Members: Bobby Clevenger, Glenn Christensen, Paul Cyphers, Jim Lazzeri, Roy McCutchen, Jeana Krause, Scott Johnstone (PM) and Melissa Bilobran (consultant). Several meetings and conference calls were held over the last month with various people in charge of specific projects.

Waterline Projects:

The Finance Committee is working on financial reconciliation and capitalization of the Waterline Project prior to closing out the BEWA Reconstruction accounts and Association. P. Cyphers is taking the lead on this with assistance from J. Lazzeri.

Rainbow and Mirror Dam Projects:

M. Bilobran in conjunction with the Reconstruction Committee is preparing the required documentation for the closeout submittal to DHSEM (for FEMA). November is a target deadline for this submittal with a hard deadline of Dec. 31, 2019. M. Bilobran in consultation with M. Haney from the State is focusing on a cost reasonableness approach to closeout.

Action Item – Assemble all documentation for closeout submittal to DHSEM for FEMA closeout on PW 316 – M. Bilobran, G. Christensen (and potentially R. McCutchen) and P. Cyphers

Willow Dam Project: No Change from last month

Final Closeout of the Willow Lake Dam construction is complete and payment has been received from CDBGDR2-BEM-01. Design work for Willow Lake Dam was funded by FEMA and will be part of the PW316 closeout.

Meadow Lake Dam Project:

Meadow Lake Dam, as of September 30, 2019, is complete from a construction perspective. Pay Application #11 for the months of August and September along with associated change orders is being worked on.

Rainbow Bridge:

Very little change from last month. We received bids for fabrication of the bridge from Contech Es and Big R. Bridge. We are recommending moving forward with Big R. for fabrication. For the installation, we only received one bid to date from Structure Inc. L4 and Zak Dirt have also expressed interest in bidding and we are awaiting those bids. An email vote was called for to move forward with the bid we have from Big R for fabrication using standard beams and timber top. We will move forward with Structure Inc. for installation unless Zak Dirt or L4's bid comes in lower. Time frame to coincide with Sunset Dam project anticipated in November.

Current Low Bids

Big R Bridge - Standard beams - \$ 50,820.00
Big R Bridge - Timber top - \$ 24,860.00
Structure Inc. - Installation - \$15,000.00
Total - \$90,680.00

Action Item – Confirm approval for Big R. Bridge for fabrication and for low bidder for install – S. Johnstone

Action Item – Follow up regarding funding from Larimer County & State DHSEM – C. Faughnan – complete no additional fund are available at this time, C. Faughnan will continue to follow up.

Flow Meter and Lower Flume:

Installation of Flow Meter in Meadow Lake Dam and construction of the Lower Flume are complete. Pay App #1 has been submitted. There was excess money available so the State was asked for a minor scope change to support installation of a solar powered Sutron Meter for the Lower Flume and an upgrade to the existing Sutron Meter at the Upper Flume. This request was granted by Michael Haney and the appropriate equipment has been ordered by Paul Flanagan.

Sunset Lake Dam Project:

BEMA and the Boulder County Commissioners signed a grant agreement with Boulder County on 10-8-19 for \$400,000, which will cover the early portion of construction. On Oct. 1 BEMA received 2 bids for this project and has selected the low bidder L4

Environmental with a construction cost of \$851,969. The BEMA Board was advised of this amount. A Pre-construction meeting was held on Oct. 15 and construction is projected to begin on Oct. 28th if all necessary permits are in place. P.M. Johnstone is working with Boulder County and L4 Environmental to finalize all permits. C. Faughnan has shared the increased project cost with the State in hopes of elevating our status in qualifying for additional funding and will continue to consult with them.

Action Item – Sign Contract with GEI for Construction Oversight of project at October. Board Meeting. Sept. BEMA Board. S. Johnstone

Action Item – Continue to seek additional grant funding, for balance of project costs. C. Faughnan & Board,

Riparian/Lake Restoration:

Willow Grading: No change from last month

NeZhoni has been paid in full and Big Elk Meadows has received an Unconditional Lien Waiver by NeZhoni. This project has now been submitted for reimbursement and closeout processing by the State. State has identified several items that need to be addressed and corrected in order to complete this closeout process. M. Bilobran and C. Faughnan will work to obtain the required documentation on this project. Resolving this issue is critical for closeout of the entire grant.

Action Item - Working with the State on these open NeZhoni items – C. Faughnan, M. Bilobran

Rainbow, Mirror, Meadow, Sunset Grading: No change from last month

Final closeout paperwork for Zak Dirt's work on Rainbow, Mirror, Meadow, and Sunset grading project has been uploaded into EMGrants. We received a check from the State in the amount of \$151,574.70 for reimbursement of Pay Apps 4 & 5. This portion of the process is complete and full closeout will proceed when NeZhoni is resolved and Aquatic Planting is complete.

Aquatic Planting for Riparian/Lake Restoration: No change from last month

BEMA has been granted an extension on the project until 06-30-2020 to allow for planting of Phase II plants in Meadow Lake to occur spring 2020. Once planting is complete, the Riparian Restoration Grant will be closed out.

Action Item – Continue Phase II planting in Meadow Lake May 2020 and finalize close out of Riparian Restoration Grant by June 30, 2020. C. Faughnan, M. Bilobran

Dam Maintenance

On September 24th, John Batka the Colorado Dam Safety Inspector reviewed all dam in Big Elk Meadows and noted maintenance needs. These include weed removal and recommend a company skilled in this task. A contact was provided to BEMA and Paul Flannigan will follow up to get a bid.

Action Item – Review options for correcting Dam Maintenance concerns – Operations – Paul Flannigan and Scott Johnstone.

Grants Administration Specialist:

M. Bilobran (Mountain View Accounting) provided updates requested at the Sept. 21 Board meeting and an email vote of the Board was taken and the General BEMA Documentation Contract Amendment #3 was approved. The Board also voted to extend the end date for the Riparian Restoration Contract to coincide with the Phase II planting schedule for Meadow Lake. The end date is now Sept. 30, 2020 (no additional funds were added)

Reconstruction Financial Reporting

The reconstruction committee along with Mountain View Accounting and Clausen and Associates CPA are working to resolve all accounting documentation in preparation for tax filing for BEMA.

Action Item – J. Lazzeri, P. Cyphers, M. Bilobran and B. Clausen work to resolve accounting issues, to reconcile all accounts and prepare tax filings.

Finance Committee Report
October 19, 2019
Jim Lazzeri, Committee Chairman
treasurer@bigelkmeadows.org

Charter: The Finance Committee shall oversee the accounting of BEMA per the governing documents of the Association including oversight of financial transactions; accounting processes; financial reports; annual budgeting and capital planning; loans and investments; member inquiries related to BEMA finances; and evaluation of expenses and cost effective alternatives.

Members: Jim Lazzeri – Chair, Paul Cyphers, Bobby Clevenger, Scott Johnstone, Cathy Faughnan, Bob Forsberg

Finance Committee Meeting

The Finance Committee met on October 7, 2019.

1. The asset inventory is nearly complete. Book value and depreciated value in QB's is matching closely. Discrepancies will be documented. Information ready to turn over to CPA. Assets no longer owned will be removed from QB's. Assets destroyed by the flood will be written off. Replacement value of assets will be added to the asset listing to help inform the reserve study.
2. Discussed high level reconstruction finances June 1st – September 30th
Reconstruction bank balance \$590,654
Invoices paid \$337,024
Reimbursement Received \$110,711
3. Evaluating employee health insurance options. Costs for plan alternatives should be available for discussion in the next week.
4. Pollution insurance for Sunset Dam is not needed. The proposed contractor has this policy in their bid and BEMA will be named as an additional insured.

Open Action Items:

1. Continuing the process of reconciling the Bank Accounts and QuickBooks with reconstruction expenditures and reimbursements in EM Grants.
2. Complete employee health insurance renewal by November 15th.
3. Discuss Credit Card application with the Bank to replace debit cards with dollar limited credit cards.
4. Investment options for reserves. No options with Bank of the West. Evaluate other institutions.

Past Due Accounts

We continue to have some members with balances for portions of their 2018/2019 assessment. We have been communicating with them and expect all to be paid in the next few months. We do not anticipate any are uncollectable. We will continue to work diligently to collect these funds. We will be sending late notices with interest charges to members late on their 2019/2020 assessments.

Treasurer's Report

The Treasurer's Report for the month ending September 30, 2019, is attached. We have received a good portion of our annual revenue. Our Bank accounts are strong. There are no concerns with expenses. All are tracking as expected.

Treasurer's Report - 4 Months Ended September 2019

Revenues

		BEMA	Water	Total
	<i>Budget</i>	\$480,375	\$59,000	\$539,375
	<i>Actuals</i>	\$404,794	\$16,881	\$421,675(78%)

Bank Balances

Account	Amount	Comments
BEMA Checking	\$410,818	
BEMA Reserves MM	\$204,031	
BEMA Office Funds	\$98,664	Proceeds from cabin sale included in bank balances.
Brick Fundraiser	\$18,278	Included in bank balances.

AR/AP

Accounts Receivable	\$31,050		
Members Bad Debt	\$0		
Accounts Payable	\$2,908		
Loan Balances		Maturity Date	Payment
<i>Water Project</i>	\$1,004	October 2019	\$1,004/month
<i>CWCB</i>	\$258,668	February 2046	\$16,741/year
<i>Plow Truck</i>	\$27,682	March 2023	\$736/month

Operational Expenses – Year-to-Date

	Amount	Actual	Budget
Payroll	\$78,305	43.6%	35.6%
Taxes/Insurance	\$38,459	21.4%	17.1%
Maintenance	\$25,991	14.5%	12.7%
Utilities	\$15,664	8.7%	8%
Admin Expenses	\$16,093	9.0%	13.6%
Loan Payments	\$6,315	3.5%	3.5%
Interest	\$764	0.4%	4.3%
Reserves	\$13,333	7.4%	7.4%
Totals	\$194,924		\$179,792
Average/Month	\$48,731	108%	\$44,948

Capital Expenses

Account	Amount	Total Budget
Office Building	\$31,565	\$90,000

Long Term Planning Committee
October 19, 2019
Bobby Clevenger, Committee Chairman
president@bigelkmeadows.org

Charter: The purpose of the LTP exercise was to support budget planning for 2019-20 and beyond, by identifying necessary or desired community projects, estimating their associated costs, and establishing a relative priority of funding. Further revision of both categories and priorities is expected to occur as additional feedback is provided by the board to the committee.

Members: Bobby Clevenger, Bob Forsberg Co-Chairs, Patrick Gill, Bill Tolle, Paul Flannigan, Jim Murphy, Paul McDaniels and Curt Loomis.

A meeting was held with the Water Rights Committee and the LTP Committee on October 4th. BEMA's water attorney John Dingess and BEMA's water engineer Jerod Dains from Applegate were also in attendance. Discussions focused on the type of water rights BEMA has and what options the association has with those rights. A very educational meeting for the LTP Committee and the Board members attending.

Bob F, Curt L, Bill T and Jim M continue to work on possible land development options. The Committee continues work on identifying other possible income sources for the community.

The Committee received copies of the 2008 Long Range Plan that was developed through many Town Hall meetings with the community. The Committee will review the information for inclusion into a Master Community Plan. Jim M has begun work on the mission and vision statement as well as a few precepts that we will be reviewing at our next meeting.

Architectural Review Committee
October 13, 2019
Kent Broome, Committee Chairman
kentb@bigelkmeadows.org

Charter: To follow and enforce the Declaration, Protective Covenants, Bylaws and Rules and Regulations provided by the Big Elk Meadows members past votes to insure any changes in architecture comply with and reflect the beauty of our long established community.

Committee Members: Kent Broome as Chairman, Karl Davis as Co-Chair, Members as Barrett Rogers, Mike O’Connell, Phil Perry, Mike Lively, Matt Boshinski, Jeff Seifried.

ARC monthly report:

Several new and existing requests in process.

Action Item	Description	Person(s) Responsible	Status
Addition	Home and deck addition paint	829 Hemlock	In process.
Tear down/Rebuild	No visual signs of any work being done this month. Grass growing in driveway has not had any traffic on it. The job appears to be abandoned.	Jerry and Gordon LLC – 1032 Aspen Dr.	In-process, continual concerns
Shop	Separate wood shop. Previously approved.	84 Aspen	Approved by ARC
BEMA office	Permit picked up. Builder chosen.	Office Committee	In-process
Home addition	Garage and home addition	972 Aspen	In Process
Fence, Shed and Paint	Addition of shed to the property, fenced in yard and update paint	195 Hemlock Dr.	Shed complete, fence and paint in process.
Gutter Replacement	Add larger gutters to home	751 Hickory Dr.	In process
Gates to fence	Addition of gates to fence	439 Hickory Dr.	In process/near completion
Fence, Shed and Paint	Addition of shed to the property, fenced in yard and update paint	82 Mirror Lake Ct.	Shed complete, fence and paint in process.
Paint	Update paint, same color	737 Hickory Dr.	In process

Governance Committee Report
October 19, 2019
Bobby Clevenger, Committee Chairman
president@bigelkmeadows.org

Charter: To support Big Elk Meadows in effectively managing the governing documentation of the association and to act as a liaison for any legal or regulatory issues or concerns that may arise and come before the Big Elk Meadows Board of Directors.

Members: Bobby Clevenger, Chair, Bobbie Heisterkamp, Christa Isenhardt and Mike Krause

No meeting was held in the previous month

Open Action Items:

On-line Privacy Policy needs to be mailed to the membership for review and comment, then accepted and approved by the Board of Directors.

By-Laws:

A review will need to be conducted on a Policy that was made on Special Assessments and how those assessments may affect future lot sales. A change to the By-laws may be needed, although through discussion it was determined an updated Policy could be put into place as this was already a Policy created several years ago. Research and discussion continue, still in process.

**Lake Health and Fish Habitat
Meeting Minutes
October 12, 2019
Bob Forsberg, Committee Chairman
robertf@bigelkmeadows.org**

Charter: To oversee and monitor lake conditions and create a healthy fish habitat for recreational purposes.

Committee Members: Bob Forsberg as Chairman, Louis Santoriello, Paul Flanagan, Jeff Harbert, Paul McDaniel, Laura Pool, Jessie Logero and Randy Orth.

Meetings:

Will be scheduled for the second Saturday of each month. The next meeting will be at the Forsberg residence at 645 Hickory Drive on November 9th at 3pm.

Project Updates:

- Lake Readings - Bob, DO readings in all lakes are within reasonable limits to support aquatic life.
- Aeration - Bob, Aeration diffusers and airlines were installed in Rainbow and Mirror. Lou will be building an insulated shed for the system on Rainbow over the next few weeks. Operations will backfill the trench and hook up the airlines on Mirror. Both systems should be in operation by the beginning of November. We have hardware but have not convinced ourselves to put in an aeration diffuser in Little Deer. We would need to organize power.
- Fish Stocking - Paul McDaniel, Current vendor is quoting \$6/lb. Alternative vendor out of Lahara CO is quoting \$4.50/lb. and if we were to team up with Rocky Mountain Anglers the price would be \$2.25/lb.

Activities:

- BioLynceus -
 - Schedule for first Saturday in April, July and October. Lou completed in October.
- Lake Readings -
 - Schedule for the first & third Saturday of each month. Monitoring Schedule; October 19th Lou & Jeff, November 2nd Paul McDaniel & Lou, Paul Flanagan as backup.
- Posting lake readings -
 - We need to come up with a reporting format and means to present on the BEMA website.

Income:

Paul McDaniel presented the idea of working with Rocky Mountain Anglers;

- Generate some income by allowing RMAC members to fish the property (2 per day)
- Sylvan Dale Guest Ranch is in the first year of their Fishing Agreement. The ranch shares the property with RMAC and ranch guests. As of 10/1/19 income for the ranch was over \$4,000.
- Next step is to invite Ron Freed up to give a formal presentation to the committee.

Other Topics:

The committee members would like to see at least one of the lakes in 2020 allow for catch and keep. Mirror was suggested. We would want to revisit our daily limits.

Lot Maintenance Committee Report
As part of the ARC / Lot / Office Combined Committee
October 19, 2019
Karl Davis and Kent Broome, Committee Co-Chairs
karld@bigelkmeadows.org or kentb@bigelkmeadows.org

Charter: To work with Big Elk Meadow lot owners in becoming compliant with the Big Elk Meadows HOA Rules and Regulations associated with the exterior portions of their lots.

Committee Members: Karl Davis as Chairman and Members as Sam Schwab, Collin Isenhardt, Kent Broome.

Vacant home on 374 Aspen Drive

As per the September 21 Board of Directors Meeting, President Clevenger would be communicating with the homeowner on condition of the property and advise the Board of discussion held.

Horse Pasture Fence Line

Director Schwab recommended cleaning out fence line and installing new barbed wire. Anticipated clean-up is spring of 2020

Water Rights Committee Report
October 19, 2019
Karl Davis, Committee Chairman
karld@bigelkmeadows.org

Charter: To protect the water rights decreed to Big Elk Meadows.

Committee Members: Karl Davis as Chairman, Members as Bob Forsberg, Victoria Darling-Orth, Roy McCutcheon, Bill Tolle, Paul Flanagan, and Alan Hatfield.

Lower Flume and Meadow Lake Meter

The Water Rights Committee would like to thank Glen Christensen and Cathy Faughnan of the Reconstruction Committee for having the Lower Flume built at the outlet structure during the construction of Meadow Dam. Once the Sutron meter is installed, we can accurately measure how much surface and subsurface water BEM adds to the Little Thompson from our collection gallery.

Augmentation Plan

We released another 2.5069 AF at the end of September to meet our Augmentation requirements for this water season. Total requested water release to River Glen was 12.5 AF. Total actual water release for 2019 is 10.8947 AF.

Diligence Meeting

On Friday, October 4th the Long Term Planning and Water Rights Committee's held a joint meeting to discuss BEMA's absolute and conditional water rights and whether to make any changes through the 2022/2023 Diligence Filings. Present were BEMA's water attorney, John Dingess and water engineer, Jared Dains along with Board Directors Bobby Clevenger, Karl Davis and Bob Forsberg.

The main topic of discussion was should BEMA move its conditional water rights for Canyon Lakes upstream into our existing lakes. The process would involve expanding the storage capacity of existing lakes and diverting water from the Little Thompson into the lakes while not exceeding our decreed absolute water rights. Upon completion of these tasks, measurements of positive effects and beneficial uses of the water would need to be recorded. Once BEMA proved the river was not harmed and the changes were beneficial, application to the water courts to change our conditional rights to absolute rights could be filed.

Also discussed and determined in the meeting, BEMA cannot use the rebuilding of our dams as part of the up-and-coming Diligence Filing. Although having made major upgrades to the dams and water delivery system to meet current state standards, BEMA can utilize the improvements toward diligence efforts.