



**Big Elk Meadows Association
Saturday, September 19th, 2020
Meeting Minutes**

09:00 Call to Order by President

- Quorum verification – (Board members attending): Forsberg, Faughnan, Johnstone, Broome, Davis, Clevenger, Sommers, Ellis, Sayler
- Members in Attendance: T. DeVore, P. Gill, J. Ahnstedt, E. Murphy, S. Davis, S. Schwab, P. McDaniels, P. Cyphers, G. Christensen.
- Staff in Attendance: P. Flanagan, V. Darling-Orth
- Executive Session held on Friday, September 18, 2020 to accommodate the Ribbon Cutting Ceremony being held this afternoon.
- Approval of this Agenda – First motion by Director Clevenger, and second motion by Director Faughnan. President Johnstone called for the vote, all in favor.
- Approval of August 15th, 2020 Meeting Minutes – First motion by Director Forsberg and second motion by Director Clevenger. President Johnstone called for the vote, all in favor.

09:03 Member Communication

- No report from VFD of BE Fire Chief Isenhart provided

Director Sayler motioned Ryan Sommers as a member to the Governance Committee. Director Clevenger seconded the motion. No discussion. President Johnstone called for the vote, all in favor.

- E. Murphy – In review of website, did not locate July Minutes or Agenda. Web Administer T. DeVore confirmed the Agenda has been uploaded and the July Minutes will soon follow.
- S. Schwab questioned his fee for electricity used in horse pasture. Treasurer Clevenger agreed to review billing and advise horse owners of findings.
- C. Faughnan – removal of trees at Sunset Lake. C. Faughnan willing to pay for removal of additional trees on Sunset Lake but will need letter from BEMA stating approval for removal of trees from BEMA land. Materials will need to be placed in slash pile. Board approved request for October.

09:10 Master Calendar

Board review of Master Calendar

- All dam inspections performed.
- Monthly MOR and DMR's completed and submitted to the State as required.
- Quarterly switch from Well use to Lake use performed.
- Review of Board meeting dates in conjunction with holidays.

09:15 Friends of Big Elk Committee Report

Director Faughnan presented the Friends of Big Elk Committee report on behalf of the committee. The Committee is looking for the Boards guidance on next year's projects.

Murphy's would like to sponsor a picnic table at Willow Lake and friends of the Rohner family are looking to sponsor a bench in honor of Charles Rohner's passing, also at Willow Lake. Ordering of memorial bricks will remain open and indefinite for future purchases by members. Director Sayler will continue oversight of the

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memorial bricks. Promotions for Friends of Big Elk items to begin the end of November for Holiday purchases. The new Big Elk Meadows calendar being overseen by Director Saylor, to be promoted in December. Events being discussed at committee level for sponsorship of items throughout the Meadows such as bike racks.

The Committee is currently looking into replacing the sand pit at the pool with a splash pad or with a pavilion and seating, possibly adding a small sandbox with cover in grassy area. Additional research is being done on the cost and options for this recreational area.

Committee is also looking into a dog park in the vicinity below Meadow Dam. Design includes ranch fencing, a dog waste station and a couple of benches. This facility would be a community sponsored project with no funding being asked from the HOA. Committee is looking for support from the Board to move forward sometime in the spring and a survey will go out to the Membership for their input on this project. Discussion on parking designated as specific use and increased traffic in the area of Meadow Dam. End of trail for upper Meadows may be another option for a dog park. Concern for park is dirt or mud ground covering and noise from the shooting range. Committee will continue with further research and discussion.

Presentation and discussion on clean-up of trail to Upper Meadows from Hickory Drive along seasonal stream. Member Orth will work with the Friends of Big Elk on this project. The trail would begin on Hickory Dr., lead up through the Upper Meadows and down to Meadow Lake. Director Sommers commented on the number of trails he has recently discovered in and throughout the Meadows. After much discussion, the Board stated support of the trails system and encouraged the Committee to move forward with plans.

Committee is working with the Garden Club and looking into providing wildflower seeds for areas of common land identified as best being kept in a natural state within the Meadows.

Current fundraisers and events in discussion by the Committee are: BEMA Calendar, Bike Rack for Office, Trail Map, Fun-Run with Dogs, Halloween Dog Run, BEMA Hats and asking members for sponsorship of the components of a Dog Park.

09:51 Office Committee Report

Director Broome presented the Office Committee Report on behalf of the Committee. Propane scheduled for connection on September 24th with connection of HVAC to follow shortly after. Operations to purchase and install a handicap parking sign. Once these items are completed, a request for inspection will be made to Larimer County.

09:55 Operations Committee Report

Operations Administrator P. Flanagan presented the Operations Committee Report on behalf of the committee beginning with all water tests returning as GOOD. High water usage over Labor Day weekend with recovery now completed. Through heavy usage, wells are cycled throughout the night. Quarterly switch to lakes was successful although some members noticed a mild odor to the water. With frequent use of lake water, Granulated Activated Carbon (GAC) needs to be changed out quarterly.

Road issues are being addressed and potholes are being filled. Materials for the trash compactor pad are being brought in and prepared for pouring of the pad. Compactor is on order and expected within the next six weeks.

Several signs have been ordered, received and are now installed throughout the community. Pool use was high and well enjoyed by the membership this season. Pool was drained on Labor Day after closing.

The upper and lower Flumes are checked on a weekly basis. This season the upper flume was recalculated each week due to mud flowing through which required disassembly each time. Upper Flume has been cleared and is now functioning well. Further Board discussion on clearing the area for better flow and use of the flume.

Stop log project at Meadow Dam is now completed. Director Broome asked if Operations can return access to original location at Meadow Lake to reduce impact. No parking in either old or new access point.

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10:30 Reconstruction Committee Report

Director Faughnan presented the Reconstruction Committee report on behalf of the committee. Projects are in closeout phase and Committee recommends not closing out the Sunset Dam grant until October as additional funds may be available through Boulder County. Project Manager S. Johnstone will follow up next week to close out permits. Documentation on final inspection received. Board discussion on reseeding of staging area along with other areas in the community. Warranty on reseeding of grasses that may need to be addressed due to lack of growing. Member P. McDaniels will loan his rock picker to assist with clearing ball field.

Riparian restoration grant paid but not closed out. Dam Maintenance by Running R LLC who was recommended by State Dam Inspector J. Batka, is expected soon.

CR47 – No update.

Reconstruction Financials are coming along and being worked on by Finance Committee Co-Chairs B. Clevenger and P. Cyphers.

PW316 – In process with a small balance due to BEMA.

10:21 Finance Committee Report

Presented by Director Clevenger on behalf of the Finance Committee. BEMA was notified by Colorado Water Quality Control Department (WQCD) that BEMA is being penalized for not submitting reports on water discharge. Research on the matter found reports were missed due to system changes on the States website, reconstruction efforts etc. Systems in place to submit were by USPS and Online. Also included are late responses to notification on penalty. Compliance Inspection performed in 2018, corrective actions made in 2019 with standard procedures upgraded also in 2019. Due to lateness, BEMA is being fined. Fines being notified to the public through newspapers for thirty days. A portion of fees will be submitted this year with balance paid next year.

Fiscally BEMA is in good condition. Funds moved to pay for Skid Steer. Funds also will be moved for reserves once the reconciliation project is complete. The Budget will be reworked to eliminate the straight line budget used in the past and replaced with real time spending cost allocations. This should alleviate the "over-budget" stigma seen at the start of each fiscal year.

Insurance is currently driving negative figures. Treasurers' report reviewed with detailed review of figures. Trial balance reconciliation coming up this week with QB reconciliation to be completed by end of September. Committee is close to having the asset/equipment report complete. All work being done in preparation for tax models. Treasurer is continuing communication on past due accounts.

10:32 Governance w/ Communications Committee Report

Governance Committee Report presented by Director Clevenger on behalf of the committee. Committee is going through the rate schedule and late fees to simplify tasks and to provide guidelines for the Board. Committee is also reviewing and working on Bylaws and Policy's, specifically the Special Assessment Policy on empty lots and sale of lots. Board review and discussion of Policy. Director Clevenger requested permission from the Board to upgrade and standardize the policy to present to the membership. This would be considered a buy in, and built into the value of the property. Discussion in detail of original policy and options going forward.

10:43 Lake Health & Fish Habitat Committee Report

Lake Health and Fish Habitat Committee Report presented by Chairman McDaniel. Review of temporary change in bag limit rules in support of fish health and expense. Change has since been rescinded on 09/14. Review and discussion of algae on lakes which is not considered a danger at this time. Final BioLynceus treatment for the season to be applied soon.

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Site visit received from Aquatic Associates who fish stock BEMA lakes. Investigation of each lake performed with immediate assessments provided and a full report to follow soon. Aquatic Associates recommended *not* removing weeds but managing them. This will help keep lake bottoms cool and will feed aquatic life. Additional aeration will also support lake health. Aquatic Associates are looking to manage BEMA lakes for us and are willing to provide guidance on how to self-manage.

To help keep temps in lakes down, existing wells are being used for support of lake. Willow Well has been cleared of debris with overgrown foliage also being removed. Micro bacterial growth will be addressed when the structure is painted. Brief discussion on the possible restoration of Rainbow Well and its use to cooling the lake.

DO levels at surface were poor this season and algae continued to grow. As the weather changes, Committee members are finding DO levels improving.

Committee is looking at reality of lakes supporting health of fish and community being a fishery. May need to look at other species that are survivable due to the changing climate that is warmer and dryer.

Fish angling club is still in play although nothing firmed-up to date. Committee will assess through winter months with a tentative decision at beginning of year.

Committee would like to work on team building activities with other committees in support of a stronger community. Water rights, Long Term Planning and Social are most significant. Board encourages committees to work closely together to resolve matters that arise.

11:15 Water Rights Committee Report

Water Rights Committee report presented by Director Davis on behalf of the committee. In following BEMA's water rights, water releases were performed utilizing BEMA lakes vs other sources available. In review and after discussion with Committee Member R. McCutchen and BEMA's water engineer, J. Dains of Applegate, Water Commissioner J. Lever found that BEMA has worked successfully with Pinewood Springs in the past and kept a live stream flowing in dry years such as our current water year. Further Board discussion impressed upon the Water Rights Committee that BEMA ensures our water exchanges do not adversely affect the water rights of other holders.

Board discussion of providing water to Pinewood springs, in priority, out of priority and augmentation of BEMA water. Board questions on assisting Pinewood and shutting gate at Sunset Dam.

Board discussion on evaluating the prospect of irrigating property within the Meadows. Director Forsberg recommended a group research the prospect.

11:32 Old Business – Review of Action Item List

- Required HOA Classes for Directors.
- Inquiry to reports from PVREA and Sheriff's office for the Saturday, August 8, 2020 fire. Reports have been requested and are in queue.
- Willow Well in process of being restored, facility being refurbished, electrical being upgraded.
- Questions on resurrecting Rainbow Well.
- Detailed information provided by Director Sommers on the communications tower and service being provided. Anticipate by next summer, BEMA will have options for services.
- Discussion on impact of asphalt on water and research to be done.

11:54 New Business

Director Faughnan provided a friendly reminder of BEMA's Ribbon Cutting ceremony and preparation for the event.

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12:00 Adjourn Meeting: First motion by Director Sommers, second motion by Director Clevenger, all in favor.

Next Board meeting is on Saturday, October 17th, 2020 at 9:00 a.m. location TBD.

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