



Common Area Committee Report

April 2023

Ken Battaglini and Christa Isenhardt, Co-Chairs

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Written and submitted by Christa Isenhardt

The committee goals:

- 1) Focus on near term project to help ensure protection and maintenance for our common areas. Work in a facilitative way with LTP, Ops and Finance to make things happen.
- 2) Draft a plan for key common areas and amenities and pursue, funding and support toward implementation.

Members: Ken Battaglini, Bobby Clevenger, Curt Loomis, Devona Sayler, Paul McDaniels, Pat Sorenson, Christa Isenhardt

Committee meeting held on April 6, 2023 – Attendees: Bobby Clevenger, Devona Sayler, Paul McDaniels, Christa Isenhardt, Paul Cyphers

1) Upper Meadows

1a. Storage -

-Devona sent out pictures of each item in the storage area in a Member Communication and has started to receive replies from owners.

- Discussion about fees for a “registration plate” and agreement that needs to be signed when putting an item in storage. There was discussion that the fees earned should be earmarked for maintaining the storage area.

****After the meeting Devona sent the current agreement with some proposed changes. This is attached with the proposed changes in blue. ACTION ITEM for the Board: Discuss proposed changes and if the rules should be changed to charge \$12 each year per item and if so, is it really necessary to have to be ear-marked/tracked. Currently it is a one-time fee.**

- Discussion about county regulations. Bobby reported that since Boulder County has the upper meadows zoned as “forest” no items with gas or diesel powered engines are allowed.

- Discussion about the possibility of adding a non-flammable storage unit (maybe something like a Shipping Container unit) in order to store the large chipper (which has a gas engine) for protection from the elements and so it (and the PPE received from the grant) can be locked for security and safety. One may be available from a Big Elk fire fighter – Bobby is waiting to hear back and will follow up with the committee. This is a departure from what BEMA has done in the past but the committee agreed that it was important to secure and protect these new assets.

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1b. Loafing Shed – Follow-up: Ken to verify if BEMA is responsible for materials & labor to maintain this.

1c. Upper Meadows Fencing:

-Bobby has requirements for the different kinds of fencing required in the different areas. Bobby & Ken are working on all the details for a plan including recommendations of how much and what kind of materials are needed, a map of where the different types of fencing will be installed and a time frame to get started on this project.

Follow-up:

Does Ken have the plat showing the lot lines?

Paul Cyphers discussed there is an appraisal for the Upper Meadows that was done for the CWCB loan 9 years ago which is in the Security Lock Box at the Bank. He is going to get it to see what it shows.

2. Meadow Dam Tower Paul McD is still waiting to hear back from the vendor. He will reach out again.

3. Gate Entrance Area

Discussion about needing a Tiger Team to draft an initial plan of what's needed (possible new gate, new gate opener-clickers, costs, redesign of the area, etc.). What should our entrance look like and how should it accommodate the various objectives for current and future needs. Bobby & Devona will start with the goal of having something to show the Board by the May Board meeting and then present early ideas to the membership at the Annual meeting.

4. Helipad – Christa confirmed that the VFD of BE “owns” maintenance of this.

5. Office Parking expansion – Discussion about member feedback that more parking at the office is needed. Paul McD and Christa will be the Tiger Team to develop a plan (possibly a short-term and a longer-term plan) to expand parking at the Office with design and materials cost.

6. Pool stands – the cost of these stands is estimated to be about \$1K. The Committee thought this would be a great project for the Friends of Big Elk to take on. Devona said she would present it to that committee.

Re: Budget proposal for 2023/2024 the two biggest requests to include were about \$2K for dead tree removal and about \$2.5 - \$3K for fencing for the upper meadow area. The committee will continue to work on capital budget items.

Not discussed this time:

Conservation Easement - impacts and outlook from Common Committee perspective.

Tennis Court – much progress is happening but no report