

Reminder: The gates need to be closed at all times per the court order. Members will be fined for any transgressions.

Reminder: In an effort to minimize expenses, the BLE Board is now distributing minutes electronically for those members who are willing to receive the minutes in such a manner.

You can view the BLE minutes and financials online at <http://beaverlakes.org/>.

For those members without access to a computer or who still prefer a hard-copy mailing of minutes, please contact Debbie Trewitt at 303-733-3245.

If you have not been receiving BLE minutes via e-mail and would like to, please e-mail Debbie Trewitt at chiolero@comcast.net to be added to the distribution list.

**BLE Board Meeting
December 8, 2012
8:00 A.M.**

Agenda

- | | |
|---|-----------|
| 1. Open Meeting | Bob |
| a. Roll call of board members and attendees | |
| 2. Reading of the minutes from prior meeting | TBD |
| 3. Treasurer report | Bob |
| 4. Caretakers Report | Mark |
| a. Progress report | |
| 5. ACC Report | Marty |
| a. Non Compliance issue in community | Bob |
| 6. Members Committee - Governing Documents update | Bob |
| 7. 2014 budget | Bob/Group |
| 8. Miscellaneous | Group |
| 9. Adjourn | |

1. Open Meeting

- Bob Dixon opened the meeting and conducted a roll call.
- Board members present: Tammy Gordon, Bob Dixon, Dale Halverstadt, Marge Hickman, Debbie Trewitt
- Board members absent: Eric Flora (excused); Denny Meyer (excused)
- Members present: Lila Land, Lancer Cooke, Marty Stevenson, Julia Laster, Yvonne Woodyard
- Caretaker present: Mark Larsen

2. Reading of the minutes from prior meeting

- Skipped in the interest of time; final minutes had been previously provided to the membership and are available on the web site.

3. Treasurer Report

- **Operating Income:** Bob summarized operating income and expenses for current fiscal year. We are \$2,150.57 under budget YTD thru November.
- **Cash:** We are in a good position.
 - Designated Reserve: \$20,000.00
 - Designated Capital Improvements \$10,394.33
 - Designated Contingency \$39,651.40
 - Net Assets Unrestricted other \$53,702.50
 - Total 3150 – Net Assets \$123,748.23
- **Past Due Members Balance:** We have \$36,348.23 in past due monies owed the association. Of which 7 people owe \$34,101.44 or 94%. We believe we will have several positive resolutions to this balance in the next 6 months.

4. Caretaker's Report

- Mark has been spending a lot of time on the roads, trying to knock the washboards down; until we get some snow, there isn't much he can do
- Cleaning culverts; all of the Moyer's are done and the remaining culverts will be done soon
- Ongoing maintenance on the equipment (dump truck, loader & backhoe)
- Looking into fixing the fence (estimated cost of \$1,000)

5. ACC Report

Lila Land, Lancer Cooke 1:4:7 Landscaping to hide dog run Approved

a. Non-compliance issue in community

The four ACC members and all seven board members are in agreement on this matter; due to the infraction involving exterior paint color, the timeframe for compliance has been extended until the end of May, 2013

6. Members Committee – Governing Documents Update

We need 50% of the membership consenting "yes". We are at 46.3 today, and we need seven more members to sign "yes" consents to pass the covenants.

7. 2014 Budget

Line items *increasing*:

- Salary – increased from \$33,000 to \$43,000 (this covers both Mark's salary as well as contractual labor to allow for outside expertise where needed). Accordingly, Contract Labor *decreased* from \$15,000 to \$5,000 as we are now including Contract Labor in "Salary".
- Payroll taxes – increased slightly in line with an increase in Salary
- Health Insurance – increased from \$2,400 to \$4,000 (this is for the Caretaker)
- Repairs & Maintenance – Cabins increased from \$4,300 to \$6,000 in anticipation of upcoming repairs
- Repairs & Maintenance – Other increased from \$300 to \$2,000
- Lake Stocking – increased from \$2,000 to \$3,000
- Fees & Permits – increased from \$1,800 to \$2,000
- Office Supplies & Expenses increased from \$700 to \$800
- Repairs & maintenance – vehicles increased from \$11,500 to \$14,000 due to aging equipment needing more repairs
- Miscellaneous Expenses – increased from \$1,000 to \$1,500
- Repairs & Maintenance – Buildings increased from \$2,250 to \$5,100
- Repairs & Maintenance – Roads increased from \$15,000 to \$17,500

- Water Expense – Water increased from \$10,550 to \$11,000 due to annual increase in our water lease agreement
- Insurance – Workers Comp increased from \$2,000 to \$2,200
- Insurance – General increased from \$5,000 to \$5,500
- Overall COG's increased by \$475.00

Line items *decreasing*:

- Contractual Labor – decreased from \$15,000 to \$5,000
- Copies & Printing – decreased from \$700 to \$400
- Professional fees – legal decreased from \$6,000 to \$4,000

With the adjustments we made to this year and next year's budget, if all budget items are exactly met, we will be in the black by \$6,110 for FY2014.

End result: 2014 dues will remain the same at \$795.00 next year.

Bob Dixon: I make a motion to approve the budget as amended

Tammy Gordon: Seconded

Board: Approved unanimously (including proxy votes from Denny Meyer & Eric Flora via Bob Dixon)

8. Web Site Proposal

- a. John Boak submitted a website upgrade/rebuild proposal to the board for consideration. Board agreed unanimously to accept the proposal and pay the \$1,800 out of the Contingency Fund.

9. Miscellaneous

A. Caretaker

- Caretaker to post sign stating, "keep gate closed" at the by-pass gate for horses
- Sign posted at Lodge stating that before leaving any item(s)/furniture at the Lodge, people need to check with the Caretaker first
- Speed signs
- Extra BLE cattle guard to be placed where old green gate is located on upper road, above Mentick's house, going down toward the dirt bridge over the creek to try to keep the cows out

B. Fishing Committee

- The "fishing kiosk" at the lower lake will be moved so it will be less obtrusive
- Looking into remedies to eliminate the moss growing in the lakes
- Looking into options with regards to the beavers building dams which is slowing the water flow into the lower lake

C. Miscellaneous

- Ed Kuiper to call Verizon loyalty division to see what can be done to improve our Verizon service; The guidelines and application form can be found at: <http://www.verizonwireless.com/b2c/realestate/index.jsp> The more people who call Verizon and fill out the application, the better the chance we can get a cell tower in BLE;
- Al Hoops to get cost and size estimates re having a dumpster in BLE somewhere near or far from Caretaker's cabin;
- Add "speeding" language (similar to the gate language) to the Bylaws so that a letter(s) can be mailed to violators

10. Adjourn

Meeting adjourned at 10:00 A.M.

Other

Join the BLE Group Email - This group permits emails to all BLE Google Group members. To find out how to join, go to the BLE website at www.beaverlakes.org and click on the BLE Group Email link.

BLE office contact information:

- E-mail address - beaverlakesestates@gmail.com
- Phone - 719-486-0978
- Address - 585 Empire Valley Drive, Leadville, CO 80461 (the PO Box is no longer used)

Reminder: The gates must be closed at all times per court order. Members will be fined for any transgressions.

The date of the next board meeting is **February 9th at 8:00 A.M.**

Board meeting dates for 2013:

- February 9th at 8:00 am
- April 27th at 8:00 am
- July 27th at 10:00 am (annual meeting); 12:00 members picnic
- September 28th at 8:00 am
- December 7th at 8:00 am