

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 10, 2011
8:00am**

Agenda

- | | |
|---|------------|
| 1. Open Meeting | Bob |
| - Roll call of board members and attendees | |
| 2. Reading of the minutes from prior meeting | Debbie |
| 3. Treasurer report | Tammy |
| 4. Caretakers report | Darren |
| a. Progress report | |
| b. Cabin maintenance update | |
| 5. ACC report | Marty |
| 6. 2013 budget discussions | Group |
| 7. Robert's Rules | Eric/Group |
| 8. Member's Committee – Governing Documents Update | Nancy |
| 9. Anderson Initiative – Governing Documents Update | Margaret |
| 10. Resignation of board members – next steps | Bob |
| 11. Fire protection in southern Lake County meeting | Marge H. |
| 12. Caretaker point of contact | Bob |
| 13. By Laws – Article 2, section 2.5 and Article 3, section 3.1 | Bob |
| 14. Caretaker job description | Group |
| 15. Research of conservation easements | Dale |
| 16. Contributing net metering 24-7-365 turbine | Al Hoops |
| 17. Board meeting dates for next year | Group |
| 18. Miscellaneous | Group |
| a. Adding phone line and Internet to the lodge | |
| b. Roaming dogs | |
| c. Cabin #4 frozen water line | |
| d. Water at the bottom of the road near the campground | |
| e. Water rights | |
| 19. Adjourn | |

Executive Session

- 1. Open Meeting**
 - Bob Dixon opened the meeting and conducted a roll call.

- Board members present: Tammy Gordon, Bob Dixon, Eric Flora, Dale Halverstadt, Marge Hickman, Debbie Trewitt
- Board members absent: Kirk Olive (excused); Denny Meyer (unexcused)
- Members present: Lila Land, John Gordon, Marty Stevenson, Julia Laster, Nancy Berendt, Virginia Dixon, Susan Sams
- Caretaker present: Darren

2. Reading of the minutes from prior meeting

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

3. Treasurer Report

Tammy Gordon:

Account 6250 Repairs & Maint – Cabins has unfavorable variance due to repairs to cabin 4.
Account 6261 Lake Dam Maint has unfavorable variance due to fire hydrant

Bob Dixon:

Following is a recap regarding the seven properties currently owing BLE the most amount in past dues:

\$2,700 – we have a garnishment order from the court and we are in the process of garnishing wages

\$2,300 – there is already a mortgage of \$86,000 on the property so we probably won't recover our money

\$2,500 – we are currently looking for this lot owner so we can serve the legal notice and move forward with collecting money

\$683 – we received \$2,100 from them recently; we continue to pursue this until we get the remainder of the money due to BLE

\$8,867 – it is a vacant piece of property; we have found that person and are exploring our opportunities to collect the money

\$3,424 – we just received a garnishment payment of \$624

\$12,327 – there will be a sheriff's sale at the end of this month; BLE will put in an opening bid equal to what is owed us plus attorney's fees.

4. Caretakers Report

a. Progress report

- o Maintenance is done on all the equipment
- o Keeping up with creeks, water flows, dams

b. Cabin maintenance update

- o Maintenance was completed on cabins #2 and #3 and are closed for the winter
- o Cabin #4 is closed for the winter due to a broken water line– we don't know where the pipe is broken and the ground is too frozen to dig down to find it

5. ACC Report

No applications during this period

6. 2013 Budget Discussion

Line items *increasing*:

- Contract Labor increased from \$5,000 to \$15,000 (please note: Salary Expense decreased from \$50,500 to \$33,000; money was transferred from Salary Expense line to Contract Labor to allow for outside expertise where needed)
- Repairs & Maintenance – Cabin increased from \$3,000 to \$4,300 in anticipation of cabin #4 repairs in the Spring
- Collection/Bad Debt Expense increased from \$2,400 to \$5,000 due to continuing unpaid fees; successful collections reimburse this amount

- Office Supplies & Expenses increased from \$700 to \$800
- Lake Dam Maintenance increased from \$500 to \$1,500
- Vehicle Fuel increased from \$8,000 to \$10,000
- Repairs & maintenance – vehicles increased from \$11,500 to \$15,000 due to aging equipment needing more repairs
- Prof fees – legal increased from \$5,000 to \$6,000
- Propane increased from \$3,000 to \$3,500
- Water Expense – Water increased from \$9,500 to \$10,500 due to annual increase in our water lease agreement

Line items *decreasing*:

- Salary Expense decreased from \$50,500 to \$33,000 (please note: Contract Labor expense line increased from \$5,000 to \$15,000 to allow for outside expertise where needed)
- Repairs & Maintenance – Other decreased from \$500 to \$300
- Postage decreased from \$850 to \$750
- Miscellaneous Expense decreased from \$1,500 to \$1,000
- Prof Fees – Accounting decreased from \$2,000 to \$1,000; board member volunteered to perform quarterly independent audits

With the adjustments we made to this year and next year's budget if all budget items were exactly met we would be in the black by \$5,540 for FY2013. Our contribution to the reserve fund will decrease from last year's contribution of \$10,000, but this will allow dues to remain the same as last year at \$795 and we have successfully built reserve and capital accounts the past 3 years which allows us to budget a little more conservatively.

Currently we have \$15,000 in a Designate –Reserve Fund and \$10,394 in a Designated – Capital Improvement for a total of \$25,394.

Eric Flora: I make a motion to approve the budget as amended

Marge Hickman: Seconded

Board: Approved unanimously (including a proxy vote from Denny Meyer via Bob Dixon)

End result: 2013 dues will be \$795, which represents no change from last year.

Bob Dixon: I make a motion for the board to approve purchasing a sand spreader for approximately \$4,000 on this fiscal year's budget.

Dale Halverstadt: Seconded

Board: Approved unanimously (including a proxy vote from Denny Meyer via Bob Dixon)

7. Robert's Rules

Eric Flora: provided some board meeting guidelines he put together as a summation of his interpretation of Robert's Rules as well as a brief summary of the 800 page Robert's Rules book/procedure itself.

Bob Dixon: he agrees that we need some guidelines. He doesn't think we should adopt these guidelines formally/legally but should make an agreement to try to follow them to the best of our ability and be respectful when conducting board business.

Eric Flora: proposes we adopt them as guidance but not vote them in as procedure that must be followed.

After general discussion, the board agreed to use the rules as guidance going forward.

Please see the attached document for complete details. It will also be posted on the BLE Website and onsite at the BLE Lodge.

8. Members Committee – Governing Documents Update

Nancy Berendt: presented an update of the Beaver Lakes covenant resolution committee, including guiding principles, process, and action needed from the Board. It was noted that the committee includes a wide variety of people that supported and did not support the previously proposed covenants, residents and non-residents, plus new owners and long time owners.

Please see the attached document from the committee for a complete update. It will also be posted on the BLE Website.

9. Anderson Initiative – Governing Documents Update

Tabled

10. Resignation of Board Members – next steps

Bob Gresham resigned from the BLE Board. We have three options as a board because it is in the middle of a term:

- The Board can appoint a member
- The Board can leave the position vacant until the next term
- The Board can eliminate the position

After general discussion, it was decided to leave it vacant for the time being. We will make it an agenda item at the next board meeting to discuss the vacancy further.

If someone would like to volunteer to be considered for filling the vacant position, please e-mail Debbie Trewitt at chiolero@comcast.net expressing your interest. Member appointment will be at the board's discretion.

Board member Denny Meyer informed the board that he will be unable to attend the next two board meetings due to changes in his living arrangements but will be a full-time resident of BLE the other half of the year.

Tammy Gordon: I make a motion to excuse board member Denny Meyer from the next two board meetings.

Eric Flora: Seconded

Board: Approved unanimously (including a proxy vote from Denny Meyer via Bob Dixon)

11. Fire protection in southern Lake County meeting

Marge Hickman attended a "Friends of Twin Lakes meeting with the Lake County Fire Planning Board" on Monday, November 21, 2011, held in the Courthouse meeting room. Guests were mainly from the Twin Lakes/PanArk Estates areas, but a couple were from Mt. Massive Estates. The focus of these ongoing meetings is to raise interest for improving fire protection services in southern Lake County. "Friends of Twin Lakes" is a new organization formed to preserve the historical significant features of the southern Lake Creek valley and surrounding areas, and working with the Forest Service and local governments to improve the quality of life for visitors and residents. Main concerns are inadequate fire protection, response time to fire calls, non-availability or increased cost of insurance coverage of home, insurance requirement for mortgage, equipment staging, manning fire station and funding, . A proposal has been suggested to establish a Fire Protection District for Lake County, and the "Friends of Twin Lakes" support the proposal, provided that it comprises a formal commitment to establish a fire station in Twin Lakes.

The Lake County Fire Planning Board followed their Talking Points for Discussion (Agenda). Dan Dailey, Battalion Captain for Lake County Fire & Rescue, explained and discussed most of the Talking Points. Dan stated that BLE is doing well, in general, with maintaining preventative fire mitigation; clearing dead trees, bushes and weeds, etc. within 100 feet of homes/buildings. However, he strongly urged that all residences/lots have better and

more visible address signage for the Fire Department to find and locate a property in case of a fire. Dan recommended that HOA's have wildlife management and dry hydrants with an existing water source. BLE's dry hydrants have an excellent water source and strong, high flow. Dan stated the approximate time for the Fire Department to get to BLE in case of a fire is 42 minutes. The Fire Department plans to start monthly drive-arounds throughout the County in the New Year.

The next Fire Protection meeting re southern Lake County is scheduled for Monday, December 12, 2011, at 9:30 a.m. in the Courthouse meeting room. Since Marge is unable to attend the meeting, Darren was asked to attend, and he agreed.

Any local support members can provide is appreciated.

12. Caretaker point of contact

Bob Dixon: he needs to step back from some of his roles as a board member, including being the caretaker point of contact. It involves keeping the caretaker on task, checking in with Marty on needs and progress, keeping track of reports from the caretaker and making sure they/we are on track with supporting the community's needs and maintain communications between the board and caretaker.

Marge Hickman volunteered to take on the role and the board agreed unanimously.

13. By Laws – Article 2, section 2.5 and Article 3, section 3.1

Tabled to allow the Governing Documents Members Committee time to address any clarifications needed.

14. Caretaker job description

Tabled.

15. Research of conservation easements

Tabled.

16. Contributing Net Metering 24-7-365 Turbine

Tabled.

17. Board meeting dates for next year

Meeting dates for 2012:

February 4th at 8:00am

April 14th at 8:00am

June 16th at 8:00am

August 11th at 10:00am; member picnic immediately to follow

October 20th at 8:00am

December 8th at 8:00am

18. Miscellaneous

- a. Adding phone line and Internet to the lodge
 - i. Tabled.
- b. Roaming dogs
 - i. There have been lots of complaints about roaming dogs lately. We continue to encourage members to be diligent in keeping their dogs under control and cooperating with the community's efforts in this area.
- c. Cabin #4 frozen water line
 - i. Addressed in #4 – caretaker's report above. Cabin #4 is NOT available this winter due to a frozen water line
- d. Water at the bottom of the road

- i. Water is pooling and freezing near the lower gate and we're not entirely certain where it is coming from. Bob Dixon will follow-up with Jim Moyer.
- e. Water rights
We are 11 years into our current water rights lease with it expiring in 2030. A possible option for a more permanent solution has come to our attention; it will be added to a board meeting agenda for further board and community discussion

19. Meeting adjourned at approximately 12:15pm.

Executive Session was held immediately after the adjournment of the board meeting to discuss the caretaker position.

Other

Join the BLE Group Email - This group permits emails to all BLE Google Group members. Sustained discussions on specific subjects are listed on the home page of the BLE Google Group. This is not a true forum; discussions are merely emails to all group members and replies to a new email "subject."

All members are encouraged to join this group. All board members belong and it is a good way to ask questions and express your opinions about our community's matters of concern. To find out how to join, go to the BLE website at www.beaverlakes.org and click on the BLE Group Email link.

The e-mail address for the BLE office is beaverlakesestates@gmail.com and the phone number is 719-486-0978.

Please note: the BLE address has changed to 585 Empire Valley Drive, Leadville, CO 80461. The PO Box number is unusable as of August 31.

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

The date of the next board meeting is **February 4th at 8:00am.**