

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

February 12, 2011

Board members present: Bob Dixon, Ken Donoher, Debbie Trewitt, Bob Gresham, Denny Meyer, Kirk Olive, John Gordon

Board member absent: Kelli Wolf, Eric Flora

Lot owners present: Marty Stevenson, Susan Sams, Warren Flint, Julia Laster, Marge Hickman, Dale Halverstadt

Caretaker present: Paul Riehl, Darren Werner

Agenda

1. Open Meeting Bob
 - a. Roll call of board members and attendees
2. Reading of the minutes from proceeding meeting Debbie
3. Treasurer report Bob
4. Governing Documents Update Bob
5. Caretakers Report Paul & Darren
 - a. Progress report
 - b. Snow plowing policy
6. ACC Report Bob
7. Miscellaneous Group
 - a. Road condition at bottom of hill
 - b. Ditch to upper lake from near the slash pile
 - c. Lakes and ice fishing
 - d. Speeding

e. Roaming dogs

8. Adjourn

Closed Meeting

Group

a. Snow plowing complaints

1. Open Meeting

Bob Dixon opened the meeting at 8:00am with a roll call of board members and attendees.

2. Reading of the minutes from proceeding meeting

Debbie Trewitt read the minutes of the December board meeting.

3. Treasurer report

We are still owed \$36k by members for past due fees and assessments; two additional properties have been sent to Hindman-Sanchez this week to pursue lawsuits worth about \$8k of debt;; \$15k of that is from 2010 dues; we will continue to pursue those

Income

Total income of \$143k; total dues of \$136k are included in that number

Current assets: \$72k in cash in Wells Fargo

Reserves: \$10k and Capital Improvement \$3.5k (these are included in the \$72k of cash mentioned above)

Expenses (selected items, see financial statement for complete list)

Cabin maintenance: \$791.90 (budget \$,2097)

Lake dam maintenance: \$314.22 (budget \$1,800)

Foreclosure expenses: \$0 (budget \$2,925)

Fees & permits: \$1,995.19 (budget \$370)

Vehicle fuel: \$3,320.10 (budget \$6,300)

Professional fees & accounting: \$750 (budget \$1,700)

Road maintenance & repair: \$3985.78 (budget \$11,250)

Income & Expense Summary

We are on track with our current budget

4. Governing Documents – Update

The process is moving along and the board reminds everyone that the deadline for submitting your ballots as well as consent forms is March 15, 2011. The board has authorized a second mailing to those we have not heard from to encourage everyone's participation.

The second letter will include a stamp on the outside of the envelope that reads "BLE ballot enclosed" to make sure members recognize it as official BLE business.

5. Caretaker's Report

a. Progress Report

Work performed since last meeting:

1. Installed heat in the shop
2. Worked on equipment and did plow repairs
3. Fixed the upper and lower gates twice
4. Obtained a fire permit to burn the slash pile (they will do that this upcoming Wednesday 2/16)
5. Worked on the dump truck sander; one gear was rusted out because of lack of proper maintenance; they found used inserts for \$1,800-\$2,800; Darren will look at new inserts as well to determine the best solution
6. The backhoe has a bent rim so the tire won't hold air; it is in the BLE shop and they are working on it
7. Working on three rail chains for the dump truck
8. Snow removal
9. Daily sanding of roads
10. Two patrols daily
11. Loader & dump truck plows need new cutting edges

b. Snow plowing policy

There have been a number of complaints about berms blocking driveways and making it difficult to get in and out. Marty Stevenson will drive along with Paul and Darren after the next storm and give them some ideas on methods to more effectively clear member's driveways.

6. Architectural Control Committee (ACC) Report

None

Special note: the only approval method for building anything, removing trees, painting (if it is a different color), etc. is through the ACC. Any questions or concerns can be directed to the ACC committee. Forms, procedures, and covenants are posted on the BLE web site.

7. Miscellaneous

A. Road condition at bottom of hill

Ken Donoher, Paul, and Darren are going to meet with Jim Moyer to discuss a plan for upgrading the road/hillside near the bottom gate. They will present a plan at the April board meeting for approval and pending approval will perform the work in May.

B. Ditch to upper lake from near the slash pile

A new ditch will be dug and lined and the old ditch will be filled in.

C. Lakes and ice fishing

There has been discussion about members using the BLE lakes in the winter for ice fishing and other winter activities. There are a couple considerations regarding winter lake use: 1) Insurance coverage, and 2) The effect on the fish in the lower lake.

There was general consensus that we should not allow anyone on the lower lake in the winter. Signs will be posted accordingly.

It was proposed that ice fishing and other activities will be allowed on the upper lake with signs posted "Winter activities at your own risk".

Ken Donoher and the fishing committee will meet in the next couple weeks to discuss policies, wording for signs, timing, etc. They will follow-up with the board to put a final policy in place.

D. Speeding

This issue was discussed again. It will be addressed by the board going forward.

E. Roaming dogs

There was a fairly serious dog bite in the last few weeks by a dog that was roaming. BLE has an official policy on dogs being loose which we will continue to enforce. Please respect your fellow neighbors and maintain control of your pets at all times so this doesn't happen again.

8. Adjourn

Bob Dixon adjourned the meeting at 9:30am.

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.

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The date of next board meeting is **April 9, 2011 at 8:00am.**

Remaining board meeting dates for 2011:

- **June 11 at 8:00am**
- **August 13 annual lot owners meeting at 10:00am; BLE picnic immediately following the meeting**
- **October 8 at 8:00am**
- **December 10 at 8:00am**