

**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](mailto:chiolero@comcast.net) to be added to the distribution list.

## **BLE Board Meeting June 11, 2011**

Board members present: Bob Dixon, Denny Meyer, Eric Flora,

Board member absent: Debbie Trewitt, Ken Donoher, Kelli Wolf, Bob Gresham, John Gordon, Kirk Olive

Lot owners present: Marty Stevenson, Dale Halverstadt, Sandi Halverstadt, Yvonne Woodward, Julia Laster, Warren Flint, Alan Bear

Caretaker present: Darren Werner

### **Agenda**

- |   |        |
|---|--------|
| 1. Open Meeting                                   | Bob D. |
| a. Roll call of board members and attendees       |        |
| 2. Reading of the minutes from proceeding meeting | Eric   |
| 3. Treasurer report                               | Bob D. |
| 4. Caretakers Report                              | Darren |
| a. Progress report                                |        |
| b. Cabin maintenance update                       |        |
| 5. ACC Report                                     |        |
| 6. Governing Documents Update                     | Kelli  |
| 7. Annual Members' Meeting                        | Bob D. |
| 8. Miscellaneous                                  | Group  |
| a. Rental Fees                                    |        |
| b. Tree Cutting                                   |        |
| c. Fishing  |        |
| d. Donations to BLE                               |        |

## 9. Adjourn

### 1. Open Meeting

Bob Dixon opened the meeting at 4:00pm with a roll call of board members and attendees. Since there was not a quorum present, no formal actions could be taken. It was noted that the board implemented a new policy electronically regarding meeting conduct and dealing with meeting interruptions. This was passed 5 yes, 4 no response.

### 2. Reading of the minutes from proceeding meeting

Reading of the minutes was bypassed by agreement of the board members present; they are posted on the BLE web site.

### 3. Treasurer report

We are still owed \$55,060 by 33 members for past due fees and assessments; 13 of them owe a total of \$42,243. This has gone up due to 12 members not paying the recent annual dues. We did receive one payoff recently of approximately \$4,000. We are continuing to pursue members that owe \$1,000 or more.

#### Income

Balance sheet shows negative accounts receivable due to dues paid prior to the start of the new fiscal year.

The reserve and capital improvements funds were increased this year by approximately \$5,500 each. cWe now have approximately \$15,000 in the reserve fund. This is required by Colorado law should be 15% and good management practice.

#### Income & Expense Summary

Bob Dixon reviewed end of fiscal year income/expenses and compared the actuals to the budget. These financial statements will be provided with these minutes as well as posted to the web site.

### 4. Caretaker's Report

Paul R. has resigned, will be leaving as of the end of June. Darren will be taking over full-time and the board will continue to determine how to best proceed in the future with respect to the caretaker, contracting for some work, handling surges (e.g. long snow storms), and need for an assistant caretaker.

#### a. Progress Report

Work performed since last meeting:

1. Lower Road project
2. General road grading, difficult with little road base available, caretaker will be adding road base selectively; noted that some loads we received were excessive gravel, caretaker will make sure future deliveries are road base
3. Fixed heaters in cabins plus other repairs and plumbing
4. Cabin 4 septic had repeated issues, dug up, replaced 90 degree bend with two 45 degree bends, plus insulation and heat tape
5. Installed additional culvert on lower area in coordination with the rancher
6. Working with rancher on storage of road base on his land
7. Still working repair of backhoe, previous mechanic was going to charge too much just to investigate, caretaker will talk to mechanic that lives in BLE
8. Graded parking area by lower lake

#### b. Work to be done in near-term

1. Redoing ditch at top of upper lake
2. Removal of silt that has been deposited in the lake, some concern with doing work in lake and getting machine stuck, caretaker and caretaker representative will investigate renting versus having excavator doing the work
3. Continue road base installation and fixing significant road issues; spot on turn below gate is clay and water which is difficult to repair, need to dig out completely and replace with road base

4. Install kiosks from fishing committee when received
5. Finish removal of dead trees by lower lake, will use most for BLE
6. Consider having clean-up day to pull out and let participants take firewood
7. Looking for additional culverts that have been buried and are difficult to find

**c. Longer term projects**

1. Cabin roofs need repair
2. Review list of cabin needs from cabin committee
3. Long term road projects

**5. Architectural Control Committee (ACC) Report**

Patrick Mulvey	Filing 1, Blk 9, Lot 16	Tree clearing for driveway	Approved
Joe Arnold	Filing 1, Blk 3, Lot 11	New construction – House	Approved

*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.*

**6. Governing Documents Update**

- a) Bob D. reviewed information from Hindman Sanchez regarding the overall goals of an HOA, e.g. maintaining property values
- b) The board inquired if there was any progress on the “members committee” that was put forth at the last board meeting by members. It was stated that no progress has been made regarding this committee by any members present.
- c) Noted that the Articles of Incorporation and By-Laws were passed in the original vote and have been recorded with the county; the consent for the Covenants has not passed at this point
- d) Original consent tally for the Covenants was 51 consents, 2 non-consenting. Additionally the board took the approach and also counted 28 members that voted “no” on Articles of Incorporation and By-Laws as non-consents, which resulted in 30 non-consents for the covenants.
- e) The Board, at the urging of a few members recently sent out a third (3rd) and NEW consent form that had options for a “yes” or “no” response to clear up any confusion that there might have been and try to bring closure to this process. The new consent mailing resulted in 67 members consenting and 50 members non-consenting, with 42% of the membership still not responding to any one of the three (3) consent requests to date.
- f) Based on this, the board will proceed with the majority of the members wishes who consented and seek a judicial option in accordance with Colorado state law.

**7. Annual Members’ Meeting**

It was noted that the new By-Laws allow the Annual Lot Owners meetings to be on dates other than the second Saturday of August. Due to other conflicts and this date being previously announced, the meeting will remain on August 13<sup>th</sup>. Three terms are up this August: Kelli Wolf, John Gordon, and Ken Donoher. Kelli Wolf has indicated she is not seeking reelection. Kelli has been the board treasurer so that position will need to be filled. Ken Donoher and John Gordon also are not running again.

Terms Expiring:

August 2011 (none running for re-election)

John Gordon (for Mike Hickman)  
Kelli Wolf  
Ken Donoher

August 2012

Bob Dixon  
Debbie Trewitt  
Kirk Olive (for Jeff Anderson)

August 2013  
Bob Gresham  
Denny Meyer  
Eric Flora

Three candidates have submitted bios, Dale Halverstadt, Marge Hickman, and Tammy Gordon.

## 8. Miscellaneous

- a) Rental Fees – propane expenses have been higher due to raise in rates, this topic had been requested prior to the meeting but the person who raised this topic was not present, this will be discussed at a future board meeting
- b) Tree cutting – see Caretaker Report
- c) Fishing – it was requested that fishing policies be put in place prior to Memorial Day each year; it was noted that the fishing policies are published on the web site [following the meeting it was determined that the rules have recently been changed from what's on the web site to now allow any number of Brook Trout taken in the upper lake; the limit on Rainbow Trout remains at 2 in the upper lake; the sign that indicates "catch and release" at the upper lake will be removed and kiosks are to be installed at both lakes that will have the current fishing regulations plus a sign in for members and guests
- d) A member graciously volunteered to donate a freezer to BLE; the caretaker will work with them to get it put into use or stored until needed; the member also volunteered to donate cost of materials to build a fire brick oven for the lodge
- e) Caretaker noted that some people have intentionally torn up newly graded roads, this requires additional grading and expense as well as making the road rough for all members, it's requested that members refrain from this activity

## 9. Adjourn

Bob Dixon adjourned the meeting at 6:30pm

### 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](http://www.beaverlakes.org) and click on the BLE Group Email link.

The e-mail address for the BLE office is [beaverlakesestates@gmail.com](mailto:beaverlakesestates@gmail.com) and the phone number is 719-486-0978.

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

The date of next meeting is the annual lot owners meeting **August 13, 2011 at 10:00am, with the BLE picnic immediately following the meeting.**

### Remaining meeting dates for 2011:

- 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