

Fire ban in place throughout BLE until further notice

Look for Board Member Ballots under separate mailing

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 June 23, 2012 8:00am

Board members present: Bob Dixon, Debbie Trewitt, Denny Meyer, Dale Halverstadt and Eric Flora

Board member absent: Tammy Gordon (excused), Marge Hickman (excused)

Lot owners present: Julia Laster, Marty Stevenson, Warren Flint, Mark Larsen, Pat Meyer, Dan Wilkie, Linda Ward, Mark Ward, Lancer Cooke, Lila Land, Barry Dubrosky, Brad Segal, Susan Sams, Helmut Mayer

Caretaker present: Mark Larsen

Agenda

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| 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. Caretakers Report – | Mark |
| a. Progress report | |
| 5. Road Investment | Bob/Group |
| 6. ACC Report | Marty |
| 7. Fire Protection | Mike McHargue |
| 8. Members Committee - Governing Documents update | Committee |
| 9. Board Member Terms & Upcoming Election | Group |
| 10. August Member's Meeting, Picnic Prep, Etc. | Group |
| 11. Miscellaneous | Group |
| a. Excuse Marge Hickman & Debbie Trewitt from August meeting | |
| b. Cabin rental cancellation policy | |
| c. Fire protection; Mike McHargue contact info | |
| 12. Adjourn | |

1. Open Meeting

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

2. Reading of the minutes from proceeding meeting

Debbie Trewitt reviewed the minutes from the April 14, 2012 meeting. A motion to pass the minutes was made and seconded; the minutes were approved unanimously.

3. Treasurer Report

Please see the following two files for all the financial details:

- Operating Income & Expense Budget vs. Actual
- Balance Sheet – Draft

Please keep in mind that these are draft at this point and have not been audited for year-end. All documents will be posted to the web site as well.

4. Caretaker's Report

- Both the dump truck and water trucks are now running
- Cabins #2, #3, and the lodge had busted water lines over the winter; they have been replaced with plastic pipes so we won't have this issue again
- Cabin #4 has a new water supply
- The hydrant up at Rock Circle is finished and working

The board presented Mark with a \$100 gift card in appreciation of all his hard work. The board is holding an executive session at the end of the board meeting to discuss long-term compensation and incentives for Mark in the caretaker's role.

5. Road Investment

Mark: The county uses a clay road base that seems to work pretty well for them. Mark doesn't have easy access to the same road base the county uses, but Webster Sand & Gravel has clay in their road base so he is going to go Monday to see how good it is. If he likes it, he would like to do a test section with it. He also wants to look at Mag Chloride—two types: Mod 6 or Class 4. Mark also wants to test both of those on a small section of road to see how he likes those. If we were to proceed with either of the mag chlorides, Mark would work with Jim Moyer to make sure he is ok with using that material on the road going through his land.

Lancer Cooke: Mag Chloride is really damaging on cars. He is a mechanic and sees damage to cars all the time from them driving on mag chloride roads.

Bob Dixon: He would like to see James McNicholas from the county come work with Mark and take a look and provide his opinion regarding mag chloride, clay based, etc. and help us understand the best approach to fixing the road instead of band aiding it.

The board would like to see one mile at a time improved. The estimate for laying road base and truly improving the road runs well in excess of \$5,000 per mile.

6. Architectural Control Committee (ACC) Report

Dale & Sandi Halverstadt	1:11: 9, 10, 11	Greenhouse	Approved
Dale & Sandi Halverstadt	1:11: 9, 10, 11	Solar panels on roof	Approved
John & Aagje Barber	1:11: 12, 13	Tree removal	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.

7. Fire Protection

Fire protection--Mike McHargue was scheduled to come to the board meeting to discuss fire protection in BLE. He was unfortunately not able to attend as he is fighting the High Park fire. We will still working to

arrange for him to attend a future BLE meeting.

Dan Wilkie volunteered to look into county fire guidelines and restrictions so we better understand how we should handle drought conditions

Dale: I make a motion to ban all open fires throughout BLE until further notice.

Bob: Seconded the motion

Approved unanimously by the board.

Mark will place signs in appropriate places throughout BLE reminding members of the open fire ban.

8. Members Committee--Governing Documents Update

Bob Dixon: we are really close on total agreement, however there is one point that still needs discussion—the phrase “with common borders”. This is in relation to ownership interest and how many dues a member pays and how many votes they have.

Brad Segal: Co-chair with Margaret Sjoden. Brad wants to start by acknowledging the committee: Susan Sams, Lila Land, Margaret Sjoden, and Nancy Berendt. The committee has put in over six full Saturdays, 30 hours of meetings, and countless additional time via other calls & e-mails.

Brad has two goals as the co-chair—1) The final document has to be legal; 2) It has to be practical. He wants to end up with by-laws that empower the board to do their job while keeping the members engaged.

Regarding the ownership interest, the new by-laws address this in the way that the vote goes to the lot. With contiguous lots (or lots with common borders), that owner will pay one due and get one vote. With non-contiguous lot owners, they will pay dues for each of their lots and have a vote for each lot after a stated grace period.

The debate is actually regarding the proposed grace period for multiple lot owners to consolidate or assemble their contiguous lots or sell non-contiguous lots, or understand that if you don't then you will pay multiple dues. They are proposing a two to two-and-a-half year grace period.

Bob Dixon: instead of asking the 47 members how have contiguous lots (or lots “with common border”) to assemble or consolidate their contiguous lots, let's separate this out by the three categories of lot owner we have at BLE:

- If you own one lot, you pay one due and you get one vote
- If you own multiple lots with common borders, you pay one due and you get one vote
- If you own multiple lots without common borders, you pay one due and get one vote PER LOT (in other words, if you own three non-contiguous lots, you will pay three dues and get three votes).

There must be a way to write this legally into the document so this becomes a clear definition of ownership interest and it makes it as easy as possible for the contiguous lot owners.

Brad: The three present committee members agree with Bob's proposal. Regarding the grace period, the committee proposes a date of April 30, 2014 for that expiration.

Denny Meyer: Agrees with the three categories and the date for the grace period expiration.

Warren Flint: Also agrees with the categorization and grace period.

Result: the committee, board, and present community members agree with the above proposal—1) three categories of lot owners; 2) no action required by the 47 members with contiguous (or common border) lots for them to continue paying one due and have one vote; and 3) a grace period expiring April 30, 2014

for non-contiguous lot owners to begin paying dues for each lot they own beginning with the May 1, 2014 dues.

The committee and board will have the attorney's write this language into the document.

The process moving forward: A letter will go out to the members with a copy of the proposed covenants and a voting form. The community will be given a 30-day period to review the document.

8. Board Member Terms & Upcoming Election.

Bob Dixon: we currently have a nine-member board with two vacancies (Bob Gresham & Kirk Olive who was completing Jeff Anderson's term). The three positions expiring this year are Bob Dixon, Debbie Trewitt, and Kirk Olive.

Bob would like to discuss whether we should move to a seven-member board or remain as a nine-member board.

Dale: He thinks a seven-member board is more than sufficient to run the community.

Denny: agrees with Dale

Eric: Agrees with Dale & Denny, however he is concerned regarding a seven-member board when members resign and there don't end up being enough members to provide adequate representation.

Julia Laster: Years ago, we went from a seven to nine-member board because the community wasn't getting enough board member attendance at board meetings.

Brad: Don't we have the ability to name a board "up to nine members"?

Denny: I make a motion to have a seven-member board for the next term.

Dale: Seconded.

Approved unanimously by the five present board members.

Brad wants to make sure that this move isn't misconstrued as a change in the by-laws to those who were not in attendance at the meeting. To be clear, it is not a change to the bylaws and is only a function of the number of people willing to run for the board.

9. August Member's Meeting, Picnic Prep, Etc.

Please plan on joining us for the annual member's meeting at 10:00am August 11th and the picnic immediately following. We are hoping for a great turnout this year, so please plan on attending. The board/caretaker will provide the main food item and we ask the members to bring a side item to share.

10. Miscellaneous

a. Excuse Marge Hickman & Debbie Trewitt from August meeting – the five present board members approved the absences.

b. Fishing regulations

Dan Wilkie would like to see the new fishing regulations sent out with the minutes. They have been posted throughout the community and will be posted on the BLE website. Please see the attached regulations.

Dan welcomes anyone who would like to join the fishing committee to do so. They are always happy to have new members.

11. Adjourn

Bob Dixon adjourned the meeting at 10:00am

A closed executive session was held at the conclusion of the meeting to discuss caretaker compensation.

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 **August 11th at 10:00am. Member picnic immediately to follow**

Remaining meeting dates for 2012:

- August 11th at 10:00am; member picnic immediately to follow
- October 20th at 8:00am
- December 8th at 8:00am