

Reminder: The gates must 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 distributes Minutes electronically for those members who are willing to receive the Minutes in such a manner.

You can always 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 trewittd@gmail.com to be added to the distribution list.

**BLE Annual Meeting and Picnic
July 27, 2013
10:10 A.M.**

Board Members Present: Bob Dixon, Marge Hickman and Dale Halverstadt

Board Members Absent: Eric Flora (excused), Debbie Trewitt (excused) and Tammy Gordon

Lot Owners Present: Marty Stevenson, Janis Lind, Susan Sams, Warren Flint, Julia Laster, Al Hoops, Nancy Ahicrona, Ed Kuiper, Ed Kuekes, Roberta Kuekes, Rosalie and Lyndall Lundy, Marcee and Dan Lundeen, Lancer Cooke, Lila Land, Barbara and Stan Goldberg, David Hayes, Ken and Nancy Berendt, Andrea Hrusovsky and Diane Fedie, Susan E. Wood, Yvonne Woodward, Stewart and Vicki Douglass.

Caretaker Present: Mark Larsen

Agenda

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| 1. Open Meeting | Bob |
| a. Roll call of Board members, BLE members and attendees | |
| 2. Reading of the Minutes from April 27, 2013 meeting | Eric |
| 3. Treasurer's Report | Bob |
| 4. Caretaker's Report | Mark |
| a. Progress Report | |
| 5. ACC Report | Marty |
| 6. Open up meeting to Members (establish if we have a quorum) | Group |
| 7. Miscellaneous | Group |
| a. Water Update | |
| b. Verizon Cell Phone Tower – Andrea Hrusovsky | |
| c. Cow moose in area – please do not attempt to approach | |
| d. Patrick Mulvey's Letter | |
| e. Speeding cars/road work on the "miracle mile"...new section of road | |
| 8. Board Member Election Recap | Group |
| 9. Adjourn | |

1. Open Meeting

Bob Dixon called the meeting to order at 10:10 a.m. He welcomed Members and guests in attendance and thanked everyone for coming and showing an interest in our community.

2. Reading of Minutes from the April 27, 2013 meeting

As Eric Flora and Debbie Trewitt had an excused absence, and since all previous Minutes are posted on the web site and previously sent to the Membership, a Motion was made, seconded and passed to not read the previous Minutes.

3. Treasurer's Report

Ed Kuiper distributed copies of the Operating Income & Expense Report ("OI&E") (May 2012 through April 2013). BLE finished the fiscal year in the black. Ed and Bob discussed the financials, noting that for the last fiscal year an extra \$5,000 was budgeted but ended the year with \$18,000 due to the recovery of legal fees and bad debt. Cabin rental(s) income increased and was more than expected. Interest on overdue dues was higher also (collected once the past due dues are paid). Cost of Goods Sold (salaries) was over budget but compensated by Contract Labor being under budget. Items over budget are Repairs \$3,000, Legal Fees \$3,200 and Miscellaneous \$1,400. Overall, \$103,152 has been spent and \$99,100 was budgeted; approximately \$4,000 over budget.

Next, the Current Fiscal Year OI&E Report and Balance Sheet were reviewed. Ed stated that Current Accounts Receivable is \$50,000 but that number is misleading as \$35,000 comes from the 3 lots that BLE owns due to the bad debt. Bob reported BLE will get back, at worse, 80-90% when the lots sell. These lots are listed on the BLE web site. (If any Member is interested in any of these lots, BLE will bargain and make a good deal.) BLE has made progress in collections and it will show once the lots are sold. The Building and Road Repairs and Maintenance line items show large expenditures due to the projects completed already this summer and to be discussed later by the Caretaker, Mark.

Please see the following files for all the financial details:

- Operating Income & Expense (FY 2013 and thus far in FY 2014)
- Balance Sheet

Bob stated that Mark has been working extremely hard and doing a great job on various projects in our community; such as, major road repair and maintenance (\$17,000 investment); cabin rentals repair work; ditch and culvert work and cleaning; equipment maintenance and re-siding of the shop.

4. Caretaker's Report

Mark stated that the roads continue to be a problem but are better since adding road base and a polymer blend (mag chloride) to the new section of road above the upper gate. Recent storms; however, have washed out a small section. The new section of road took 1,000 tons of road base (40 truck loads), and 3,000 gallons of a mag chloride blend. Ditches and culverts are a problem, but he continues to clean them out. New siding was put on the shop since the old wood was rotted away and in dire need of replacement. Equipment repair and maintenance is an ongoing challenge, but everything is working and in fairly good shape. Plumbing in the cabin rentals has been a major problem too. Mark stated that the septic system in Cabin 4 is now working. All of the water lines in Cabin 4 have been replaced with pex, insulated and buried 7 ½ feet or more. All the water lines in Cabins 2 and 3 have also been replaced.

Mark was commended for his exceptional work and commitment to BLE, and he was given a rousing round of applause.

5. Architectural Control Committee (ACC) Report

The following Applications were addressed since the April Board Meeting:

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Action</u>
Bob and Ursula Gilgulin	1:9:23 & 24	Wood shed & new metal siding	Approved 5/26/13
Dan Wilkie	1:12:9 & 10	New metal siding	Approved 6/01/13

ELHOA	1:3:8, 9, 10	New siding/equipment garage	Approved 6/20/13
Julia Laster	1:9:6, 7, 8	Tree removal	Approved 6/19/13
Bob Dixon	2:20	Tree removal	Approved 6/19/13
Jack and Tracy Walker	2:10	Fencing	Approved 6/21/13
Curtis Over	1:11:1	Re-paint house	Approved 7/10/13

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. Open Meeting to the Members (establish if there is a quorum)

Bob opened the meeting to topics to be discussed from the community and attendees.

- a. Water Update: Bob referenced and explained the semi-annual State-required administrative paperwork regarding BLE's Conditional Water Right Application for augmentation purposes (Pueblo District Court, Water Division 2, Pueblo, CO, Case No. 97CW83).

Dale asked if BLE is looking into finding where BLE can purchase water for our lakes and that it may be worthwhile to start checking into this. Bob responded that BLE is only 8 years into the 30-year augmentation plan and that there is still time to consider this issue, but it is a good point.

- b. Verizon Cell Phone Tower (Andrea Hrusovsky): Bob stated that he has called Verizon about getting a cell tower in BLE, but has been told that you can request a tower on Verizon's web site. He suggested that if anyone knows someone who works for Verizon or if anyone has some ideas on how to get a tower in BLE, please let him know.
- c. Cow Moose in the area: Bob reminded everyone to not approach the cow moose and her baby which has been roaming in and around the lower lake. Be alert and cautious. Sandi Halverstadt has put a video of the moose on U-Tube, as well as on the BLE web site.
- d. Patrick Mulvey's Letter: Bob highlighted points from a letter sent by Patrick regarding Agenda items, as follows:

Fire/Tree Mitigation – tree clearing to help prevent fire danger. Bob stated that it is our responsibility, but Members' assistance is needed. A member's name was suggested who would possibly do this work and that his name and phone number is available through our Caretaker.

Fishing – clarity on rules. Bob stated that the Fishing Guidelines require that a Member must be present with their guest(s). Discussion ensued about what changes could be made (advising Mark of guest(s); guest(s) wear a distinguishable wristband; guest(s) sign-in). A situation was recalled where there was no Member present with their 9 guests at the lower lake and the guests were not following the Guidelines. The current policy will be kept in place for this year. More Member feedback is needed on this issue.

Signs around the Lake – one sign is sufficient. A Member disagreed with Patrick's dislike of the signs and said the signs along the lake look great and the old sign should be removed.

Brush/Tree Pile – the need to keep it around for a while. Bob stated that the entire tree/slash pile cannot be burned all at once. Maybe BLE could pay someone to start slowly hauling the tree/slash pile away. Discussion ensued with different ideas and suggestions; i.e., take to the Landfill for free (2 cubic yards per load) and/or charge Members a fee for taking brush/trees to the slash pile. Mark would like to see the slash pile phased out over the next several years. Besides the slash pile, Mark is also finding trash and garbage which he cannot pull out of the pile. Bob felt that a fair compromise would be to hire a sub-contractor to start hauling the slash pile away since there is money budgeted for sub-contractors. Bob also noted that on the BLE web site there are some services listed.

Community Room – ideas such as adding a volleyball court, net and clean-up; badminton; horseshoes; solar panels for lodge and having a community clean-up day on the lodge. Bob stated that solar panels are too expensive. Patrick's other suggestions will be tabled for now and until there is more time to

discuss. Mark, our Caretaker, could schedule a "Community Clean-up Work Day," which could be posted on the web site and/or on the Goggle Group.

Energy – solar farm by slash pile, cost of running gas lines to all lots and "green building techniques." – Bob stated that this is too expensive to consider; however, if someone is interested in looking into this, please do so.

Gates – ideas on how to improve them; automatic gate openers (code access); better lighting (solar); removal of all real estate signs by the entrance; new Beaver Lakes Estates sign; paint; flowers; rock work. – Bob stated he thinks Patrick means removal of the gates, but BLE is required and liable to keep both gates per a Court Order. Mark will check into the cost of getting a better quality and larger light at the upper gate. The real estate signs at the BLE entrance are on County property, but Lila stated she could put out a request to realtors to remove the signs. The other items could be discussed at a later time.

Trail Map (Beaver Lakes) – brochure of the community with all trailheads; design more trails; which areas are ATV and snowmobile friendly; which areas are good for horseback riding and mountain biking – Marge noted that larger than poster-size, folded and waterproof maps are available in town for purchase for \$15. One could be purchased and posted in the lodge. It was suggested to re-ignite the old BLE phone list to help connect Members. John Boak would be a good resource for this project.

- e. Speeding cars/road work on the "miracle mile". Bob stated that a serious accident is bound to happen at some time. It was noted, however, that there have been roll-overs on the sharp curves every year. The Board's only option is to send a letter to the person who is speeding. If a Member can get a license plate number, they can report it to the Sheriff's office. Speed bumps have been suggested to slow drivers down.
- f. Fishing Derby – A Member asked for an opinion regarding having a "Members Only" Fishing Derby on the lower lake the 1st or 2nd weekend in September. This would be a great way to get Members out for some fishing fun and meet neighbors. Doing a survey on the web site to see how many people would be interested in participating was suggested. The Fishing Derby would have to be self-funding. A Motion was made, seconded and passed to charge a fee, per household, to catch and take one fish from the lower lake to cover the number of total fish caught which would be determined by the Fishing Committee. To get the word out quickly, John Boak could post it on the web site.
- g. Search for new Backhoe Update – Lancer Cooke stated he has been helping Mark with equipment repair work. The BLE backhoe needs major repairs and should be replaced, and Lancer has been researching used backhoes. He has found two, used, in good shape and decent backhoes in Winter Park and Aspen, each for about \$30,000. Lancer stated it would cost BLE about \$5,000 to repair our backhoe just to get it ready to sell. A backhoe is an essential piece of equipment which is both a loader and an excavator. Bob will follow-up via email with Lancer on this matter. A short-term plan to purchase a used backhoe will be put on the September 28, 2013 Board meeting's Agenda.
- h. Cabin Rentals' Cancellation Policy – A member inquired about the 30-days' cancellation notice regarding BLE cabin rentals. Marge stated that she would have to check into this and talk with Mark about what the cancellation policy states.
- i. Lodge – Sandi Halverstadt proposed a motion that the Lodge cannot be leased, except for weddings. Discussion ensued regarding the pros and cons. There is currently no charge for using the Lodge. Sandi stated that when the Lodge is in use for an entire weekend, it restricts the Members from using the Lodge. Ken Berendt suggested that the Lodge be used for major events and charged a reservation fee. Ken will research rental rates (hourly, half-day, full-day, etc.). Bob suggested the Lodge could be rented for a 24-hour period, but then a 3-day waiting period would be imposed before the same people could rent the Lodge again.

A Motion was made, seconded and passed that the Lodge may be reserved/rented for \$150 per day for no longer than one consecutive day by a Lot Owner.

- j. Cabin Rentals – A Member inquired as to people/guests (friends of friends, etc.) using the BLE cabins to stay for upcoming athletic events, and her concern for Members' guests not being able to rent a cabin. The application for renting one of the BLE cabins should have a place on the form to put the Member's Lot Number. Marge will look into this and make sure this is on the form.
- k. Co-op Propane Purchase for BLE – A Member asked if this is something that BLE could do. Bob stated that he would check into it.

7. Board Member Election Results – Eric Flora re-elected (67 votes) and Ken Berendt elected as a new Board member (17 votes). Stewart Douglass (5 votes). Tammy Gordon resigned as a Board member, and the Board will address this matter.

8. Adjournment – Bob Dixon adjourned the meeting at approximately 11:50 a.m.

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).

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The dates of the remaining Board meetings for this year are Saturday, September 28 and Saturday, December 7 (Budget meeting) at 8:00 a.m.