

Reminders:

1. *The gates need to be closed at all times per the court order. Members will be fined for any transgressions.*
2. *Cutting through other member's private property is not acceptable. Please respect the privacy of our neighbors and their land.*
3. *You can view the BLE minutes and financials online at <http://beaverlakes.org/>. For those members who still prefer a hard-copy mailing of minutes, please contact Debbie Trewitt at 303-733-3245. If you would like to receive BLE minutes via e-mail, contact Debbie at trewittd@gmail.com to be added to the distribution list.*

**BLE Board Meeting
October 5, 2013
8:00 A.M.**

Board members present: Bob Dixon, Debbie Trewitt, Eric Flora, Dale Halverstadt, Marge Hickman, Ken Berendt

Board members absent: n/a

Lot owners present: Marty Stevenson, Lila Land, Lancer Cooke, Stuart Douglass, Vicky Douglass, Rich Boon.

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 | Eric |
| 3. Election of Officers | Bob |
| 4. Do we want to add a new board member? | Group |
| 5. Treasurer report | Bob |
| 6. Update on lots for sale | Bob |
| 7. Caretakers report | Mark |
| 8. ACC report | Marty |
| 9. Ute & Helmut Covenant Update | Bob |
| 10. Prep work for December budget meeting | Group |
| 11. Collection Policy Update | Bob |
| 12. Covenant Enforcement – Rubbish Removal | Group |
| 13. Miscellaneous | Group |
| a. Water Update | |
| b. Fishing derby cancelled | |
| c. Lodge use / new policy for “special events only” & rental rates | |
| d. Co-op propane purchase | |
| e. Cabin rental cancellation | |
| f. Trail map of BLE | |
| g. Better lighting at the upper gate | |

- h. Community cleanup day
- i. Brush pile status

14. Adjourn

1. Open Meeting

Bob Dixon opened the meeting at 8:00 A.M.

2. Reading of the minutes from proceeding meeting

Reading of the minutes waived as they are posted on the web.

3. Election of Officers

President--Debbie nominated Bob Dixon for President; Eric seconded; voted unanimously
Vice President--Bob nominated Eric for Vice President; Debbie seconded; voted unanimously
Treasurer--Bob nominated Ken for Treasurer; Marge seconded; voted unanimously
Secretary--Bob nominated Debbie for Secretary; Eric seconded; voted unanimously
Parliamentarian—Bob nominated Dale; Marge seconded; voted unanimously

4. Do we want to add a new board member?

The board currently has six members. We discussed adding a seventh member and decided that we are currently ok with the six members and will continue that way for now. A seventh member will be added if it is determined to be necessary and/or beneficial to the community.

5. Treasurer Report

Financial statements are attached.

6. Update on lots for sale

a. Two adjoining lots, 276 & 254 Antelope Road are currently listed at \$28,900 and we have gotten no interest. We have approximately \$16,000 invested in the lots. A motion was made by Bob to drop the price to \$24,000; seconded by Marge; voted unanimously.

b. A single 2 acre lot adjacent to the caretakers place-- 185 Empire Valley Drive. We have \$6,000 into it and it is currently listed for \$26,000. Due to the location of the property and the potential water issues, the board discussed going to the county and turning the lot into open space for the community. The board feels this is a good opportunity to expand the caretaker facilities, whether that is for equipment storage or a new caretakers cabin down the road.

Marge moved that we take the property off the market; Dale seconded; voted unanimously. The board will do additional research options of how we can best use the property to the community's advantage. Further board discussion and member input to follow.

7. Caretaker's Report

- The wet summer deteriorated the roads a bit
- Mark spent a lot of time on the ditches and culverts this summer with all the moisture
- The water truck and grader have needed maintenance
- The front-end loader is running pretty well
- The grader will need pretty significant repairs before winter; Mark estimates he can get it done for under \$2,500. It will be done this month.
- The pickup is running ok and the plow works, but it will need to be replaced in the next year or so; the board decided we will start looking into used pickups for a replacement. This will be discussed further as part of the budget meeting in December
- Mark is also looking for a used backhoe; this will remain high on the list. It is not used frequently in the winter so we have time to look for one before spring/summer
- The cows and fences—they haven't been as much of a problem this year coming onto BLE property but Mark is continuing to build up the fences where there are gaps.
- Cabin maintenance—roofs will probably need to be repaired/replaced in the near future. Some

- interior work needs to be done as well—bathrooms, mattresses, etc.
- Cabins have been winterized

8. Architectural Control Committee (ACC) Report

Jason Jackson Filing 1; Lots 2, 3, 4 Tree removal for new leach field; Approved
Lundeen Filing 1; Lots 1 & 2 10x12 Greenhouse; Extend existing deck around house; Approved

Special note: the only approval method for building anything, removing trees, exterior painting (even if it is the same 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.

9. Ute & Helmut Covenant Update

It is the board's position that Ute & Helmut are in violation of the covenants based on the paint colors and materials that were approved by the ACC versus how they painted the house. Due to lack of communication from Ute & Helmut to resolve the issue, the board presented them with a Tolling Agreement, which they ignored. In the absence of any communication from them, the board is forced to make a decision of how to proceed.

The board and members present discussed optional courses of action. We as a board have shown compassion when Helmut was gravely ill. Fortunately, it appears his health has improved and we now need them to revisit the situation and handle it as they have assured us they would do.

It will cost approximately \$1,500 for our attorney to file the lawsuit in addition to the costs as it proceeds. Bob is going to talk to the attorneys to get some best and worst case scenarios on cost and process.

The board also discussed having Marge Hickman approach Helmut and Ute one more time before we consider filing a law suit to try and come up with a compromise. There have been several members who have said they would be willing to pitch in and help with repainting and at least one member has stated they would purchase the new paint. We are hopeful that Helmut and Ute will hold true to their commitment at the April Board meeting and reach a compromise with BLE before we pursue legal action.

There will be additional discussion on this topic at the December board meeting.

10. Prep work for December budget meeting

In the next 30 days, Bob will update the document we used last year and send that out to the board. We will use it as a starting point for the meeting on December 7th. As usual, we will do our best to keep the dues at \$795 but it is important we remain realistic about our community's maintenance costs and needs.

11. Collection Policy Update

We need to have a collection policy in place by January 1, 2014 per Colorado State Law. Ed Kuiper wrote a policy for us that is being reviewed by the BLE board and attorneys. The board will finalize the policy at the December board meeting.

12. Covenant Enforcement – Rubbish Removal

We have a fiduciary duty as a board to respond to community member complaints about excessive rubbish. In the event of a neighbor complaint, a board member will do a visual inspection of the property (without stepping on the member's property), and report back to the rest of the board to confirm whether there is a problem. At that point, the board will determine the appropriate course of action—a verbal discussion with the member, a letter, or a written warning.

Neither the board nor other members will drive around the community purposefully looking for rubbish violations.

13. Miscellaneous

a. Water update

We are in the process of filing state paperwork. In the future, we need to notify the Moyer's 30 days in advance of any filings.

b. Fishing derby cancelled

The derby was cancelled due to a lack of participation

c. Lodge use / new policy for "special events only" & rental rates

We will revisit the policy and pricing at the December meeting. In the meantime, the fee will remain at \$150. Making the fee a refundable cleaning and damage deposit was briefly discussed but will be talked about further in December.

d. Co-op propane purchase

No work has been done on this since the last meeting.

e. Cabin rental cancellation

Marge is going to reword the form so that the 30-day cancellation is 30 days prior to the first day of their arrival as opposed to 30 days from the reservation date. The full amount of the rental is nonrefundable after 30 days.

f. Trail map BLE

Rich Boon volunteered to work on something next summer for the community. A method for letting Owners know the access points to public lands adjacent to BLE without trespassing on Owner lots was discussed and may be included in a map.

g. Better lighting at upper gate

Mark will install better lighting.

h. Community clean up day

Will bring up again in the spring as we are probably too late in the year.

i. Brush pile - Status

Mark is going to burn the pile as he was told it wasn't worth hauling it off because it is such a small amount. He is going to wait for a sufficient amount of snow for safety purposes.

15. Adjourn

Bob Dixon adjourned the meeting at 10:30am.

Other

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)

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

The date of the next meeting is the **December 7th at 8:00 A.M.**

Remaining meeting dates for 2013:

- December 7th at 8:00 A.M.