

**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](mailto:trewittd@gmail.com) to be added to the distribution list.*

**BLE Board Meeting  
April 26, 2014  
9:00 A.M.**

Board members present: Bob Dixon, Marge Hickman, Ken Berendt, Debbie Trewitt

Board members with approved absence: Eric Flora, Dale Halverstadt

Lot owners present: Marty Stevenson, Ed Kuiper, Susan Sams, Julia Laster, Warren Flint

Caretaker present: Mark Larsen

**Agenda**

- |  |                |
|--|----------------|
| 1. Open meeting  | Bob            |
| a. Roll call of Board members and attendees                              |                |
| 2. Reading of the minutes from preceding meeting                         | Marge          |
| 3. Treasurer's report  | Ed, Bob or Ken |
| 4. Update on our lot for sale – listing has expired                      | Bob            |
| 5. Fine job done by Mark this winter                                     | Group          |
| 6. Caretakers report   | Mark           |
| 7. ACC report  | Marty          |
| 8. Gate fine policy  | Group          |
| 9. Covenant violation status   | Group          |
| 10. Possibly adding one Board member this year                           | Group          |
| 11. Board elections in July  | Group          |
| 12. Bylaws rewrite   | Group          |
| 13. Rules & Regulations rewrite  | Group          |
| 14. Electronic dues paying – best practices                              | Group          |
| 15. Adding a phone line to lodge to accommodate phone meeting attendance | Group          |
| 16. Miscellaneous  | Group          |
| a. Fishing   |                |
| b. Mattress conditions in cabins   |                |
| c. Larger better quality light at upper gate                             |                |
| d. Brush pile status   |                |
| 17. Adjourn  |                |

### **1. Open Meeting**

Bob Dixon opened the meeting at 9:00 A.M.

### **2. Reading of the minutes from preceding meeting**

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

### **3. Treasurer's Report**

Financial statements are attached.

We have one member on Empire Valley Circle who is delinquent and owes us approximately \$2,400. Fair market value is estimated at \$159,000 and there is a mortgage on the property for \$150,000. The board and our attorneys are looking into a business that is potentially associated with the member and will look to recoup fees owed to ELHA via that route. In the meantime, a lien has been placed against the property. The board will decide how to proceed once more information has been gathered.

### **4. Update on our lot for sale**

We took the lot off the market across from the caretaker's property and will hold on to it for now.

The listing on the other two lots that ELHA owns has expired. The board agreed to relist with the original agent. Bob will talk to the agent to discuss listing price and follow-up with the board to decide whether to lower the listing price or relist at the same price.

### **5. Fine job done by Mark this winter**

The board has received a number of emails and comments about the great work Mark has done this winter with plowing and maintaining the roads. Many thanks to Mark for a job well done!

### **6. Caretaker's Report**

- Scraping slush off the road
- Working to clear the culverts to keep them running; everything seems to be flowing nicely
- New mattresses, countertops and kitchen faucets will be installed next week for the all the cabins
- New vanities and toilets for several of the cabins will be installed next week

As the cabins are fixed up, the board will revisit the rental fees.

### **7. Architectural Control Committee (ACC) Report**

No applications this month

*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.*

### **8. Gate fine policy**

A couple issues regarding the gate policy were covered:

- a. The board and members present discussed the gate fine policy including all guests and agents of members. The board agreed that we would enforce the policy as stated in the Court Order going forward as we have in the past.

As a result of this discussion, Ken made a motion to send a warning letter to the member whose agent recently left the gate open.

Bob seconded the motion. The board voted unanimously to send the letter.

- b. A discussion took place regarding a time frame existing between a warning letter being issued for leaving the gate open and when a fine for any subsequent violation(s) could occur. It was suggested that we update the current policy to better clarify the questions above.

Two years ago, the board sent a warning letter to Tracie and Jason Jackson for their son(s) leaving the gate open. In the past few months, their son was seen leaving the gate open again. The board sent a violation letter to the Jacksons levying the \$250 fine at that point. The Jacksons attended the meeting in March and pointed out that it had been two years since the warning and that there is no written clear definition regarding a time frame for receiving a warning letter and a fine for a second violation. She asked for the fine to be withdrawn based on the time frame. The board is going to postpone our decision on this matter until we have a chance to review all ELHA documents pertaining to the gate policy and specific wording on the time frame of violations.

#### **9. Covenant violation status**

Ute Herzfeld and Helmut Mayer continue to be nonresponsive. Board members and other members present wanted to pursue further action against Herzfeld and Mayer because there are clear violations that have occurred.

Members present wanted to see BLE file a lawsuit against Herzfeld and Mayer. Other members would like to have their current \$1,500 fine that is delinquent used to place a lien against the property AND file a lawsuit. Bottom line—everyone present wanted to see action taken.

Debbie made a motion that we file the \$1,500 lien on their property and inform them that we will also file a lawsuit on June 15<sup>th</sup> if the violation is not remedied. There will be a provision that BLE will release the lien, rescind the \$1500 fine and not proceed with the lawsuit if they repaint the house with an ACC approved color prior to June 15, 2014.

Marge seconded the motion. The board voted unanimously in favor of the above motion.

#### **10. Possibly adding on e Board member this year**

Marge made a motion to appoint Susan Sams to fill the remainder of Tammy Gordon's vacant position.

Ken seconded the motion. The board voted unanimously to appoint Susan. Welcome Susan!

#### **11. Board elections in July**

The board has three terms expiring in July—Marge Hickman, Dale Halverstadt and now Susan Sams (filling Tammy Gordon's position).

You will be receiving information shortly regarding running for the board. If you are interested in running, please look for that information and respond accordingly. **All nomination bio's are due May 23<sup>rd</sup>.**

#### **12. Bylaws rewrite**

The board reviewed a draft of the proposed re-write of the Bylaws that our attorney had redlined for free as a starting point. At this point the Board does not feel that any of the proposed changes are substantive in nature and so it would not require the board to form a committee to review. However, further clarification is needed by the board with the attorney before we make any changes.

#### **13. Rules & Regulations rewrite**

The board will undertake a review and re-write of the rules and regulations and each board member will complete a document outlining suggested changes and updates. The board will compile all the comments and update the document accordingly. The draft that results from these changes will be reviewed and finalized at a future board meeting.

#### **14. Electronic dues paying – best practices**

There are two options for paying dues in addition to mailing them.

a. A Pay Pal option was added to the BLE web site for paying annual dues. There is a \$25 fee for using this option, making your dues payment \$850 instead of \$825 for 2014.

b. The dues can also be paid electronically through your bank by using an account number and as much

of the following information as it fits: Last name on the dues invoice; filing, block and lot number (F1,B2,L12); and the street address. With all or even two, and likely one of the above, our treasurer will have no difficulty crediting the correct account. A couple members have already been paying this way without problem.

#### **15. Adding a phone line to the lodge to accommodate phone-meeting attendance**

The board does not want to incur the expense of adding a phone line at this time.

#### **16. Miscellaneous**

##### **a. Fishing Committee**

Bob Dixon passed along some comments on behalf of Dan Wilkie from the fishing committee. The committee was pleased with how people followed the established rules last year. In particular, people recorded the number of fish they were taking from the upper lake. This helps them manage the fish population.

They are looking for one to two members to join the fishing committee. Contact Dan Wilkie at [wilkiedan@hotmail.com](mailto:wilkiedan@hotmail.com) if you are interested.

##### **b. Mattress conditions in the cabins**

New mattresses are being put in all the cabins next week.

##### **c. Larger and better quality light at the upper gate**

Mark will install the light next week.

##### **d. Brush pile - Status**

Mark is burning it off in small stages.

Ken made a motion that we no longer have a slash pile. Debbie seconded the motion. The board voted 3-1 in favor of shutting down the slash pile.

#### **17. Adjourn**

Bob Dixon adjourned the meeting at 12:15 P.M.

#### **Other**

BLE office contact information:

- E-mail address - [beaverlakesestates@gmail.com](mailto: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 Annual Meeting is **July 19<sup>th</sup> at 10:00 A.M.** (picnic immediately following)

#### **Remaining meeting dates for 2014:**

- July 19<sup>th</sup> at 10:00 a.m.
- September 27<sup>th</sup> at 8:00 a.m.
- December 6<sup>th</sup> at 8:00 a.m.