

**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 Annual Member Meeting  
July 19, 2014  
10:00 A.M.**

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

Board members with approved absence: Susan Sams

Lot owners present: Marty Stevenson, Virginia Dixon, Lyn Lundy, Rosalee Lundy, Barbara DuBrosky, Barry DuBrosky, Rich Boon, Jim Perkins, Sue Champion, Vicky Douglass, Stewart Douglass, Miranda McNamee, Ryan McNamee, Michael Buerk, Brian Fisher, Laura Fisher, Jason Jackson, Yvonne Woodward, Wade Fox, Nancy Fox, Warren Flint, Andrea Hrusovsky, Dan Wilkie, Jean Wilkie, Lila Land, Lancer Cooke, Janis Lind, Dan Whalen, Nancy Berendt, Dale Halverstadt, Sandi Halverstadt

Caretaker present: Mark Larsen

**Agenda**

- |  |       |
|--|-------|
| 1. Open meeting                        | Bob   |
| 2. Fishing rules and regulations       | Group |
| 3. Bear in BLE                         | Group |
| 4. Paying with PayPal                  | Group |
| 5. Flotation devices on the lower lake | Group |
| 6. Gates                               | Group |
| 7. Roads                               | Group |
| 8. Internet                            | Group |
| 9. Cabin repairs                       | Group |
| 10. Board elections                    | Group |
| 11. Adjourn                            | Bob   |

**1. Open Meeting**

Bob Dixon opened the meeting at 10:00 A.M. Bob reviewed whether we have a quorum. We need 34 members present who are able to vote. Financial statements from the previous meeting are posted on the BLE website. Bob reviewed some high-level numbers: last year we budgeted dues at \$153k, and we received \$167k due to taking action against past-due members. We budgeted \$112k and only spent \$105k. Overall, it was a very good year. We purchased a new, used truck, we have \$20k in reserve (20% of our budget is required by law for reserves).

We just started a new fiscal year, so didn't cover since it's too early to see any trends.

Bob covered rules of the meeting and reviewed the topics members wanted to discuss.

Proxy's for the meeting based on member ballots:

Bob Dixon – 18

Eric Flora – 2

Marge Hickman – 7

Debbie Trewitt – 9

Marty Stevenson – 1

## **2. Fishing rules and regulations**

Bob read a letter sent by member Patrick Mulvey regarding his concerns about the current fishing rules and regulations as well as Bob's response to Patrick as the ELHA Board President. Patrick expressed his desire for fishing to be available to guests and renters without paying nor the member being present with a guest or renter.

Several members spoke in favor of opening up the fishing to all member guests as well as renters. Sandi doesn't like how many regulations we have in our community and wants to see us back off on some of these. Many other members would like to allow guests and renters to fish but want to make sure we don't get people not associated with BLE fishing in our lakes.

Several members spoke against opening the lakes to guests and renters. Stewart does not think people should be able to profit from our fisheries by renting their homes and allowing their renters to fish in BLE lakes. Dan indicated BLE can't rent the common properties and this appears to be doing that, i.e. Patrick or others renting their house and using the lake to make money. There was some disagreement on this.

Bob noted concern that non-members treat fishing differently, e.g. taking more fish than allowed. Our fisheries have gone downhill and some members are concerned this may make it worse. We are having an expert come in to evaluate reasons for the decline (e.g. moss, grass, etc.). Ken indicated the lakes are very fragile and that over-fishing/not protecting them will leave them without fish. Marty agreed that guests and non-members don't have nearly as much desire to follow the rules; he has seen people use barbed hooks and bait in the lower lake despite signs expressly stating that is not allowed.

Dan indicated we don't have anyone to police the rules and that when rules were less strict they often found dead fish in the lakes after most weekends. We have had a fee in the past but very few people paid.

It was suggested that we only allow guests (without members present) to fish the upper lake since the lower lake is catch and release; more for sport fishing and the chance to catch larger fish.

Ryan suggested guests submit an application to the fishing committee and sign an agreement before getting a fishing badge. Bob suggested that members should also be required to wear badges when fishing.

Dale made a motion that we stay with the committee's recommendation and passed by the board previously (staying with the current rules). Stewart Douglass seconded the motion.

The motion failed 25-33

Debbie Trewitt made a motion that the guest and member season be the same and run from May 1 – October 31. In addition, she requested the fishing committee consider issuing badges for guests to be able to fish without members and possibly having separate rules for the upper versus the lower lake. She requested that the committee come back with some compromises to serve the best interests of the community. Nancy Berendt seconded the motion.

The motion passed 53-2.

Patrick Mulvey made a motion that guests be allowed to fish without the member present. There was no second.

Based on the motion that was passed, the issue was given back to the fishing committee to reconsider the rules. Bob emphasized the need for the fishing committee to provide some compromises or the board will make some decisions.

### **3. Bear in BLE**

Dale Halverstadt said there is a bear that appears to be about two years old hanging around BLE. He is concerned someone is going to get hurt.

Marge Hickman said the bear got into their cars up in the upper filing. Marge and Mark met with the division of wildlife, who then set a trap to capture and relocate the bear. As of July 19, the bear has not been captured.

### **4. Paying with PayPal**

Andrea Hruvsky said one of the members had an issue paying with PayPal and has been receiving delinquent notices. There was a discussion about whether anyone else present at the meeting had a similar problem. It doesn't appear so, but the board is going to look into and resolve the issue with the member in question.

### **5. Flotation devices on the lower lake**

Ryan and Miranda would like to see members be allowed to have flotation devices on the lower lake.

Bob Dixon said there is a potential liability issue with it.

Sandi Halverstadt brought up ice fishing and ice-skating. Bob said he would discuss with the attorneys the liability associated with flotation devices as well as wintertime activities.

### **6. Gates**

Jason Jackson asked if there is any way to fix the upper gate, look at some kind of opening device, etc. People are running into the gate every few days; Mark has to fix it and eventually replace it.

The board has looked into opening mechanisms in the past for the upper gate, but it would cost in the neighborhood of \$20,000 to get electricity to the upper gate to install an electric gate.

Jason also asked about the gate fine policy and if we had adopted some new rules that had been suggested to the board. Bob indicated that we had modified the rules to incorporate a two-year timeframe associated with warnings and fines. The rules are posted on the BLE Website.

### **7. Roads**

Jason Jackson asked if there is an opportunity to add new culverts to help offset some road damage that is happening with these bigger storms.

Ken Donoher suggested we assess all our culverts and when it comes time to replace culverts, we should put in larger culverts to handle the run-off. Bob felt this may be a good option indicating Mark inspects them periodically, cleans, and replaces them as needed.

### **8. Internet**

Sandi Halverstadt asked if we would consider adding Internet access to the BLE lodge.

Bob indicated we are not willing to add it at this time based on cost, usage, etc. However, if someone wants to research it and bring a proposal back to the board we will consider it.

### **9. Cabin Repairs**

Sandi had produced a list several years ago of cabin repair items that should be done. She asked if we could possibly have a community workday to start addressing some of these issues.

Ken Donoher asked about raising the cabin rental prices to cover the costs. Bob would like to see the repairs made first to improve the cabins and then look at raising the rate accordingly.

Ken suggested that we have an electrician check the wiring for any problems so we can address any of those issues first as well.

The board appointed Marge Hickman, Sandi Halverstadt and Lila Land to form a cabin repair committee. They will produce a list of repairs and suggest how best to get them done.

#### **10. Board Elections**

Marge Hickman and Susan Sams were incumbents running for the board. Both received 61 votes and were re-elected.

Rich Boon received 12 write-in votes and was elected to the vacant board position.

#### **11. Adjourn**

Bob Dixon adjourned the meeting at 12:00 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

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

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