

October 18, 2014
8:00 A.M.

Board members present: Bob Dixon, Marge Hickman, Susan Sams, Rich Boon, Ken Berendt, and Eric Flora

Board members with approved absence: Debbie Trewitt

Lot owners present: Warren Flint, Julia Laster, Janis Lind, Dale Halverstadt, Ron Glenn, Ken Donoher, Beth Donoher, Tony DeMarco, and Stewart Douglass

Caretaker present: Mark Larsen

Original Agenda

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| 1. Open meeting | Bob |
| a. Roll call of Board members and attendees | |
| 2. Election of Board Officers | Group |
| 3. Treasurer's report | Bob |
| 4. Update on lots for sale | Bob |
| 5. Caretaker's report | Mark |
| 6. ACC report | Bob |
| 7. Covenant Update | Group |
| 8. Fishing Committee Report | Group |
| 9. By-Laws/Rules & Regulations Rewrite | Group |
| 10. Next Year Budget | Bob |
| 11. Miscellaneous | Group |
| a. Caretaker tasks | |
| b. Temporary help for caretaker | |
| c. BLE areas trail maps | |
| d. Other topics raised at meeting | |
| 12. Adjourn | |

1. Open Meeting

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

2. Election of Board Officers

The following were elected as Officers by voice vote of the Board:

- President: Bob Dixon (noted this will be his last year as President)
- Vice-President: Eric Flora
- Secretary: Debbie Trewitt
- Treasurer: Ken Berendt
- Parliamentarian: Rich Boon

3. Treasurer's Report

Bob provided a summary of the expenses and income, specifically items over and under budget. See sheets for details. Overall the finances are in very good shape.

Earlier this week BLE received a significant payment on a large overdue account. With this payment, BLE is owed approximately \$5,000 from this year's dues and \$9,000 from previous years. This is well

below the past few years. The Board will continue to take actions on the larger items from previous years.

4. **Update on lots for sale** - BLE continues to own three lots, two are for sale while the third, which is across from the caretaker residence, will remain open space for now. There has been some interest in the two lots that are for sale and the Board is pursuing an offer.
5. **Caretaker's Report** – Mark reported roads, culverts, etc. were significantly damaged by the large storms and washouts this summer. Many culverts are full and he does not have enough time to clear all of them before winter snow. Ken Donoher will ask the fire department if they are able to help. If not, the Board requested the caretaker find temporary labor to get them done in time. It was noted that some culverts need to be replaced and the caretaker will consider replacing them as time and need allows.

Equipment is in pretty good shape and many of the smaller problems were fixed this year. The equipment needed for snow removal are working. The cabins are winterized but Cabin 4 remains open for the winter. Ken Donoher asked about smoke and CO detectors. The caretaker reported they have been removed, broken, etc. by renters. The cabin committee will review and add them to their report for improvements.

The caretaker continues to split the slash pile into smaller piles as required by the fire department and plans to burn them this winter. There are no plans to continue having a slash pile in the future.

6. **Architectural Control Committee (ACC) Report** – No report.

[Note: The only approval method for building anything, removing trees, exterior painting, etc. is through the ACC. Any questions or concerns can be directed to the ACC. Forms, procedures and covenants are posted on the BLE web site.]

7. **Covenant Update** –

Bob summarized a legal opinion on covenant interpretation regarding house painting. The clause in the covenants is vague and has been difficult to enforce. One option is to send a notice to the members that clarifies that all painting requires ACC approval. If someone doesn't get an ACC Permit to repaint, the Board would have to take legal action. A second option is to remove six (6) words from the covenants to clarify that all repainting requires ACC approval. Words proposed to be removed are "unless similar to the existing color." There was an extended discussion with no dissenting opinions expressed to the second option.

Rich moved to proceed with the proposed change to the covenants and send a letter to the membership and plan for a membership vote on the second option. The motion was seconded by Ken Berendt and approved unanimously.

8. **Fishing Committee** – Bob read two communications to the Board with ideas on implementation of a fishing program. The first proposed all members receive fishing badges annually upon BLE receiving their dues. It would be up to all members and caretaker to verify people fishing have valid badges. The second expressed concern with some of the previously proposed restrictions and requested additional discussions. This letter also suggested badges for each member and their guests. It suggested removing dates and allowing fishing when ice is off the lakes.

The fishing committee provided handouts with proposed rule revisions based on discussions with other private fishing areas (e.g. Mt. Massive HOA and Homestake Trout Club). The committee also provided information regarding lake aeration and if it's needed. The fishing committee noted their primary goal is to protect the excellent fishery that has been established over the past several years. It was noted that Mt. Massive Lakes is much more restrictive (e.g. only immediate family can fish without additional cost and they allow up to 10 annual guest permits for \$30 each which must be purchased by the member and be accompanied by the member at all times).

Bob noted the primary issues are badges, tenants, and guests. There was general agreement there should be a badge system. The difference between tenant and guest was discussed at length. Tenant is someone renting a property. A guest is someone at BLE for short term either with or without the member present. Concern was expressed with people bringing up large numbers of people and over-fishing the lakes. It was noted that guest badges should cost enough to offset cost of stocking the fish they can take, plus some overhead costs. Bob suggested that tenant badges be sold to the member for \$250 per year for up to 4 badges. He also suggested we may want to start only allowing tenants to fish in upper lake then reconsider lower lake fishing later.

Bob suggested guests can use the member badges without additional costs. The member passes would be permanent with a fee only for lost badges. It was suggested that up to 6 be issued to members. Members wishing to have more than 6 would need to purchase additional badges. Badges may be requested on the annual dues form, including additional tenant or guest passes. The fishing committee will update the proposed rules based on the discussion and bring them to the next Board meeting.

It was noted that campers and cabin renters must be members or guests of a member and the same rules apply.

It was also requested that the fishing committee continue to explore the need for aeration and weed control.

9. **By-laws/Rules & Regulations Rewrite** – The attorney suggested minor changes to the by-laws, primarily removing portions that are redundant, but these are not pressing and was tabled for this meeting. The Rules & Regulations are out-dated. Marge and Susan will generate a draft with proposed changes.

10. **Next Year Budget** – This will be a significant topic at the December 6th board meeting. Bob will generate initial proposed budget.

11. **Miscellaneous** –

- a. Bob reminded members that the caretaker is not hired to perform personal services such as pulling cars out of ditches or plowing driveways. The caretaker has some ideas on how to make it easier to see the ditches and plowing snow a different direction that should reduce the number of cars going into the ditches.
- b. A member sent an email to the Board asking how members can apply for temporary work, with pay, helping the caretaker with BLE projects and/or tasks. Any member interested should talk to the caretaker who is responsible for all temporary help.
- c. Rich has started generating trail maps including location of private land, hiking only trails, trails allowing ATVs, etc. Ken Berendt and Rich will work on something that can be provided for the members and posted in the lodge.
- d. It was noted that the members must continue to keep the gates closed even if it's not apparent that cattle are present as this is required by Court Order.
- e. It was requested that the board be more consistent in setting and maintaining the meeting dates. The Board acknowledged this is important but also the Board volunteers their time and have personal/work commitments. It was suggested that the Board only set one or two meetings in advance and attempt not to cancel meetings at the last minute. The Board agreed this is a good goal but there may be situations due to late occurring conflicts, emergencies, and illness when a meeting would not have a quorum and must be cancelled.
- f. There was a discussion about the section of road with magnesium chloride. It should not be graded since that will remove the benefit of magnesium chloride but grading may be required soon since it's getting rougher. The caretaker will explore proper methods for regarding treated road sections.
- g. A member noted that some people are going far too fast on the road. Bob indicated that people speeding should be reported the Lake County Sheriff who can take action.

13. Adjourn

Bob Dixon adjourned the meeting at 10:30 A.M.

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 **December 6th at 8:00 A.M.**