

December 6, 2014
8:00 A.M.

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

Board members with approved absence: Rich Boon

Lot owners present: Jill & Troy Oliver, Lila Land, Julia Laster, Ken Donoher, Marty Stevenson, Tony DeMarco, Elaine Pacheco and Stewart Douglass

Caretaker present: Mark Larsen

Original Agenda

- | | |
|---|-----------------|
| 1. Open meeting | Bob |
| a. Roll call of Board members and attendees | |
| 2. Treasurer's report | Bob |
| 3. Caretaker's report | Mark |
| 4. Road Conditions | Group |
| 5. Cabin Committee Report | Committee |
| 6. ACC Report | Marty |
| 7. Fishing Rules Update | Group/Committee |
| 8. Rules & Regulations Update | Group |
| 9. 2016 Budget Discussion | Group |
| 10. Miscellaneous | Group |
| a. Brush pile status | |
| b. Long & short term goals/projects that Mark is working on | |
| c. 2015 meeting dates | |
| 11. Adjourn | |

1. Open Meeting

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

2. 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.

3. Caretaker's Report

Due to the storms, Mark has spent most of his time plowing.

4. Road Conditions

Mark is doing a great job plowing in the winter and grading in the summer. However there will always be a few complaints from members. As a private road at 10,000 feet in elevation there will always be some issues with 13 miles of dirt roads.

5. Cabin Committee Report

Marge reported the committee went through the cabins last weekend to put together a prioritized list of repairs and improvements that need to be done to all the cabins. There are about 10 items for cabins 2 & 3 and almost 10 items for cabin 4. Safety items will be addressed first.

You can see the complete list of improvements slated for the cabins on the BLE Website.

6. Architectural Control Committee (ACC) Report

Approved projects:

<u>Name</u>	<u>Location</u>	<u>Project</u>
David Hayes	2:34	Tree removal / parking space
Claude Temmer	2:51	Tree removal & restrain deck
Dan Batwinas	2:27	Add front porch
Dale & Sandi Halverstadt	1:11:9,10,11	Landscaping, steps, walkway
Frank Bradach	1:11:15,16	Tree removal
Ursula Gilgulin	1:9:24	Add porch, new siding in back
Nicole Allison	1:8:3,4	Replace deck
Duane Ready	2:30	Repaint house & trim
Stewart & Vicky Douglass	1:1:5,6	Greenhouse
Mark & Pattie Fullenwider	1:11:5,6	New roof
Tim White	1:12:3	New siding
Lisa Foremski	1:2:14,15	Tree removal

[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. Fishing Rules Update

Ken Donoher presented an updated Rules & [Regs](#) proposal. After discussion, it was decided to move forward with the proposed badge system, with the committee making a couple changes based on group feedback. Additional discussion will be had regarding administrative details and procedures with the new system to be finalized prior to the commencement of the 2015 fishing season.

Members can view the proposed fishing regulations on the BLE Website.

8. Rules & Regulations Update

The Rules & [Regs](#) haven't been updated since 2006. The Board has reviewed the current document and is proposing changes to make them more reader-friendly and relevant. For the most part, wording was removed that is no longer pertinent.

Ken Berendt proposed we take one more look at the document to further streamline and simplify the document. It was agreed that Ken, Marge and Susan will work together to finalize. It will be approved at the next board meeting.

9. 2016 Budget Discussion

The Covenants require us to approve a fiscal budget prior to the end of the calendar year. Therefore the budget discussed today is Fiscal Year 2016 which begins May 1, 2015 and runs through April 30, 2016. The budget year we are currently operating in is FY2015 (May 1, 2014 – April 30, 2015).

Bob explained the spreadsheet for those present which shows FY2011 through November 2014 expenses. Our current dues are \$825.

Bob took the board and members present through each budget line item. Discussion was had and adjustments were made as appropriate.

Ken made a motion to approve the FY2016 budget as presented. Marge seconded the motion. It was approved unanimously.

Dues will remain at \$825 for FY2016.

10. Miscellaneous –

a. Brush pile status

Mark will keep working on the pile throughout the winter.

b. Short & Long-term goals/projects Mark is working on

Marge and Mark are going to put together a list and manage that more proactively.

c. 2015 Meeting dates

February 21st at 8:00 A.M.

May 2nd at 8:00 A.M.

July 18th – Annual Lot Owner's Meeting at 10:00am — Picnic to follow

Remaining board-meeting dates for 2015 will be set at the Lot Owner's Meeting

11. Adjourn

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

Other

BLE office contact information:

- Manager - Mark Larsen
- 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)

BLE Website: <http://beaverlakes.org/>

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