

**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  
March 14, 2015  
8:00 A.M.**

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

Board members with approved absence: Eric Flora and Debbie Trewitt

Lot owners present: Marty Stevenson, Tony DeMarco, Dan Wilkie, Lila Land and Ken and Beth Donoher

Caretaker present: Mark Larsen

**Agenda**

- |   |                 |
|---|-----------------|
| 1. Open Meeting   | Bob             |
| a. Roll call of Board members                             |                 |
| 2. Treasurer's Report                                     | Bob             |
| 3. Caretaker's Report                                     | Mark            |
| a. Progress Report  |                 |
| b. Equipment Update                                       |                 |
| c. Miscellaneous  |                 |
| 4. Cabin Committee Report                                 | Committee       |
| a. Cabin 2 taking most of the budget                      |                 |
| b. Cabin 3 – do we move forward or wait until May...?     |                 |
| 5. ACC Report   | Marty           |
| 6. Unauthorized cars parking at the top of BLE at Gabro   | Marty/Group     |
| 7. Fishing Rules Update                                   | Committee/Group |
| 8. Rules & Regulations Update                             | Marge/Susan/Ken |
| 9. Heavy Equipment Budget Discussion                      | Group           |
| 10. Annual Members Meeting/Picnic – Dates, etc.           | Group           |
| a. Board Member Terms – 2015 Election                     |                 |
| b. New lot/homeowners Update Letters (Welcome Letter)     | Marge           |
| 11. Meeting with Moyers and/or ranch hand (Pete) (timing) | Ken D.          |
| 12. Gate Closure Violation Letter Update                  | Marge           |
| 13. Lodge and Cabin Rental Rates and Policy               | Group           |
| 14. Miscellaneous   |                 |
| a. Brush/Slash Pile – Status                              |                 |

- b. Long and Short Term Goals/Projects that Mark is working on
- c. Google Group Emails

### **1. Open Meeting**

Bob Dixon opened the meeting at 8:07 A.M. Bob had two proxies from Eric Flora and Debbie Trewitt.

- a. Roll Call – All board members were present except for Debbie Trewitt and Eric Flora, both of which were approved excused absences.

### **2. Treasurer's Report** (Financial statements are attached)

Bob referred to the Balance Sheet noting that money in the bank is \$95,863.26; Accounts Receivable is \$11,275.86 and Current Assets are \$107,210.55.

### **3. Caretaker's Report** (progress report, equipment update and miscellaneous)

Mark reported that he has been doing lots of plowing and scraping the roads. The road grader is working right now but Mark doesn't know how much longer it will last. It could die tomorrow or next year. To replace the engine could cost as much as \$17,000, which is a minimum amount. The pistons and cylinders are worn and will not last much longer. There is a hydraulic leak under the engine and the pump is going out.

Mark reported that the loader is dead and needs a new engine. He has been making phone calls trying to get a worst case scenario price on parts and labor. This is assuming that major engine components are still good (block, head, camshaft, crankshaft and connecting rods).

The backhoe will not start. The transmission in the dump truck could go out at any time. The water truck is currently running. The Dodge pickup needs front axle shaft u-joints.

A lengthy discussion followed regarding our options. Lancer will help Mark pull the engine which may take almost two days. Bob stated we need a solid plan with a goal to replace grader engine by the end of April and suggested a committee to help Mark. Rich and Marge volunteered to start looking for a rebuilt engine with a warranty. Ken Donoher offered to contact Brad Palmer at Public Works to see if he would be willing to come out to look at and assess our equipment. The grader is the first priority, loader is second and the backhoe third.

Brush/slash pile burn – This needs to get done as soon as possible.

**4. Cabin Committee Report** – Marge reported that Cabin 2 is looking great and suggested everyone try to take a look at it inside, but it is not quite finished yet. Work on Cabin 3 has not been started. The board decided that work on Cabin 3 should not start until next year because of the need to focus on the heavy equipment repairs. Cabin 2 rental rates already made have been charged \$35/night; however, new reservations will be charged \$50/night going forward. Cabin 3 will remain at \$35/night.

**5. ACC Report** – Marty stated that he had nothing to report.

[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. Forms, procedures and covenants are posted on the BLE web site.]

**6. Unauthorized cars parking near the top of subdivision** – Marty stated there are more and more problems with cars parking near the top of BLE at Gabro. He has received complaints from folks who live there. Mark and Marty have put up two "No Parking" signs. Group discussion followed. Members may park there during the day only. No overnight parking is allowed. Vehicles violating this "No Parking" area will have a warning letter put on their vehicle.

**7. Fishing Rules Update** – Bob stated that there has been lots of discussion going around via emails, letters and phone calls regarding the Fishing Rules and Regulations. He stated that we need to make a decision today so that the badge order forms could go out with the Annual Dues invoices to save postage.

Lengthy discussion followed by Members present and the Board.

Bob distributed copies of a rough draft of new Fishing Rules and Regulations as a starting point for discussion and consideration. Discussion ensued, and several changes were made to the draft until both the fishing committee and board felt they were the best possible regulations for the 2015 fishing season. The board appreciates all the hard work by the committee and agreed that we will revisit the regulations next year and make changes based on our learnings from the 2015 season.

Rich made a Motion to approve the proposed Fishing Guidelines for 2015 for a one-year period. Marge seconded the Motion. Discussion followed.

Rich amended his Motion to include the additional items discussed. The Motion passed unanimously (7 votes).

***New Fishing Regulations are available on our website and badge order forms will be mailed out with Annual Dues the week of 3/21, 2015.***

**8. Rules & Regulations Update** – Ken explained by section pointing out the changes made by the committee to the Rules and Regulations. Discussion followed and a few additional changes were made.

Bob made a Motion to accept the revised Rules and Regulations, as written, with the additional changes. Rich seconded the Motion. Discussion followed. Motion passed unanimously (7 votes).

**9. Heavy Equipment Budget Discussion** – See above in Caretaker's Report. Bob mentioned the last thing we want to do is to have a Special Assessment to purchase heavy equipment. The board will work with Mark and others to evaluate the current heavy equipment repair costs and make the best possible decision for the entire community. A Special Assessment would be the last resort, if necessary, to make sure we have the heavy equipment needed to maintain our infrastructure.

**10. Annual Members Meeting/Picnic – Dates, etc. –**

a. Board Member Terms – 2015 Election – Bob stated there is still time before the elections, but we should start thinking about the elections soon. He stated that it would be great to have people step up and join the board. The board is always looking for new people with energy and ideas. The election mail-out of ballots and request for board bio's are needed before the Annual Meeting/Picnic on July 11. Anyone interested in running for the board should advise the board as soon as possible.

b. New Lot/Homeowners Update Letter (Welcome Letter) – Marge stated that "Welcome Letters" are being either mailed or emailed to new Members with good feedback. On this topic, Bob suggested that we should review and check that our records reflect the correct lot/homeowner with what is recorded at the County Assessor's office. In past years, we maintained an Excel spreadsheet with this information, but it is out-dated and needs for someone to take on this task to update. Ken volunteered to start double-checking on who owns what property.

**11. Meeting with the Moyers and/or ranch hand (Pete) (timing)** – Bob asked Ken Donoher if he has been able to speak with Jim Moyer or his ranch hand, Pete. Ken Donoher stated that he hasn't seen Jim lately. Bob suggested that Ken, on behalf of the board, invite Jim and/or Pete to the picnic in July.

**12. Gate Closure Violation Letter** – Marge stated the need for the gate violation letter to be revised to be more sensitive and to call the person that may have been reported leaving the gate open before the initial letter is sent out. Doing so would avoid confrontations and give the observed person an opportunity

to explain the situation. Discussion followed and it was agreed that based on recent incidents, the board may consider an appeals process in the future.

**13. Lodge and Cabin Rental Rates and Policy** – The board and Members present discussed this topic at length. Cabin rental rates were discussed above in the Cabin Committee Report.

Rich made a Motion to keep the current \$250 deposit fee to rent the Lodge and for no longer than 72 hours. The deposit would be made in check form only. The check would be returned to the Member or shredded if the Caretaker determines that the Lodge was left clean, undamaged and orderly. If the Lodge reservation is canceled within a week prior to the date of the reservation, the check would be shredded or returned to the Member. Bob seconded the Motion and passed unanimously (7 votes).

**15. Miscellaneous –**

- a. Brush/Slash Pile Status – This was discussed above in the Caretaker's Report.
- b. Long and Short Term Goals/Projects that Mark is working on – Discussed in Caretaker's Report.
- c. Google Group Emails – Bob stated that the BLE Google Group is not a forum for board communications, but did suggest that Members and board members should be on it.
- d. Member's concern of a crack along the side of the road near the dam. Mark/Marty stated that a dam inspector does come out to inspect the dam occasionally, but it is not required.
- e. A suggestion was made to have a port-a-potty at the lower lake during fishing season, no action was taken on this suggestion.

**16. Adjournment** – Bob adjourned the meeting at 11:10 A.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:**

- May 2<sup>nd</sup> at 8:00 A.M.
- July 11<sup>th</sup> at 10:00 A.M. (annual picnic immediately following)
- September 27<sup>th</sup> at 8:00 A.M.