

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 303-931-3517. If you would like to receive BLE minutes via e-mail, contact Debbie at trewittd@gmail.com to be added to the distribution list.*

**BLE Board Meeting
May 2, 2015
8:00 A.M.**

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

Board members with approved absence: Marge Hickman

Lot owners present: Marty Stevenson, Lancer Cooke, Lila Land, Jim Perkins, Dan Wilkie, Julia Laster, Ken Donoher, Beth Donoher, Mark Larsen

Caretaker present: Mark Larsen

Agenda

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| 1. Open Meeting | Bob |
| 2. Treasurer's Report | Bob |
| 3. Caretaker's Report | Mark |
| a. Progress Report | |
| b. Equipment Update | |
| 4. Cabin Committee Report | Committee |
| a. Cabin 2 update | |
| b. Status of all cabins for summer season | |
| 5. ACC Report | Marty |
| 6. Fishing rules updates | Debbie & Bob |
| a. Process for sold lots during fishing season | |
| b. One member complaint on tenant badges | |
| 7. Heavy Equipment Budget Discussion | Group |
| 8. Annual Members Meeting and Picnic | Group |
| a. Board Member Terms – 2015 Election | |
| b. Picnic logistics | |
| c. Invite Ranch Hand & Sheriff/staff | |
| 9. Miscellaneous | |
| a. There is no longer a brush pile—please no dumping | |
| b. Ditch and pond-liner need to be fixed | |

1. Open Meeting

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

- a. Roll Call – All board members were present except for Marge Hickman which was an approved excused absence.

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

Bob referred to the Balance Sheet noting that money in the bank is \$145,000; Accounts Receivable is \$65,000 and Current Assets are \$87,000.

Past due (exclusive of 2015 amount due May 1) are down to \$8,777.37 with the majority of that amount being owed by four members.

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

Mark reported that he has spent the last few months pushing mud and slush around and fixing equipment.

We have \$39,651 in a contingency fund. The estimate for replacing the grader engine is \$18,284. With a \$1,500 refund for the core, we are looking at a total cost around \$16,800 not including labor for installation.

Rich Boon made a motion: I propose we authorize using the contingency fund to fix the grader. Seconded by Ken Berendt. Approved unanimously by the board.

After discussion, it was decided that the engine should be ordered immediately as we need the grader up and running ASAP.

The second priority is the front-end loader. Apparently there is no one in the US who can fix the Volvo engine on the loader so it would need to be sent to the Netherlands for repair. After some discussion, it was decided that Mark and Lancer would do some additional diagnostics on the transmission, while the board does additional research on purchase options. We will make a decision before October and move forward.

Backhoe is the third priority. Due to costs and amount of use, Mark is going to look into the cost of renting or leasing a backhoe for a few one-week period each year. This would be in lieu of repairing or purchasing a new backhoe.

4. Cabin Committee Report –

- a. Cabin #2 repairs are almost complete
- b. Mark would like to fix the bathroom floors in the lodge and cabin #4. We are holding off on upgrades in cabin #3 for this season.

5. ACC Report – Marty reported that we had two applications this period:

Rochelle Thomas, Filing 2, Lot 46—New construction; house
Mark Ward, Filing 1, Block 6, Lot 8—New construction; garage

[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. Fishing Rules Update –

- a. Process for sold lots during fishing season—the badges are associated with a lot/homeowner and will become void upon sale of a property. The new homeowners can request fishing badges upon their purchase of the property. This information will be included in the welcome letter that is sent out to new members.
- b. Two member complaints on tenant badges— Discussion ensued about both complaints during the meeting. The Board's response to these two complaints are as follows:

The Board and fishing committee worked together for over a year to come up with the 2015 fishing guidelines. We took into consideration comments from the members, the fishing committee and our attorney to try and develop the best possible regulations. As always, when dealing with multiple opinions on how to handle such a delicate resource (our fishery) we understand that not everyone will agree with these guidelines.

We do believe this is a good start to an ongoing process that will undoubtedly change as we move forward into the 2016 fishing season and beyond. Our intention is to monitor this year's fishing season results, seek member input at the end of the fishing season through an online questioner and implement changes for 2016 that we feel will best protect and manage our fishery going forward.

As for any comments that the "new guidelines are not compliant with our covenants". We sought help from our attorney along the way as we developed these guidelines and we are confident that they are compliant with our covenants and state law.

2015 Fishing Regulations are available on our website.

Badges have been mailed to those members whose dues were received prior to April 28th.

Remaining badges will be mailed the week of May 11th for those dues received after April 28th.

Lanyards and badge holders are available in the lodge. Please only take the amount you need so there is enough for everyone.

7. Heavy Equipment Budget Discussion – See above in Caretaker's Report.

8. Annual Members Meeting and Picnic

- a. Board Member Terms – 2015 Election – There are two openings for the board. Self-nominations are due to the board June 1st. It would be great to have people step up and join the board as the board is always looking for new people with energy and ideas.
- b. Picnic logistics—the annual lot owner's meeting and picnic will be held August 18th.
- c. Invite Ranch Hand and Sheriff/staff—Ken Donoher volunteered to reach out to this group to invite them to join us this year.

9. Miscellaneous

- a. There is no longer a brush pile and therefore no dumping allowed
- b. The ditch and pond-liner need to be fixed

10. Adjournment – Bob adjourned the meeting at 9:45 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.

Next meeting dates in 2015:

- July 18th at 9:45 A.M. (annual picnic immediately following)
- September 26th at 8:00 A.M.
- December 5th at 8:00 A.M.