

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 to be added to the distribution list.*

**BLE Annual Member Meeting
July 11, 2015
10:00 A.M.**

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

Lot owners present: Marty Stevenson, Barry & Barbara DuBrosky, Wendy Satsky, Dale & Sandi Halverstadt, Gayle Flora, Lyndall & Rosalie Lundy, Ken & Beth Donoher, Jim Perkins, Wade & Nancy Fox, Stewart & Vicky Douglass, Keith & Cathy Coulson, Ed Kuiper, Barbara Goldberg, Pat & Denny Meyer, Jason Jackson, Cindy DeMarco, Jill Oliver, Lila Land, Russ & Wendy Peterson, John & Angie Barber, Stanton Goldberg, Bradley Allen, Don Wilkie, Liam Noailles

Caretaker present: Mark Larsen

Agenda

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| 1. Open meeting | Bob |
| 2. Treasurer report | Ed |
| 3. Caretaker report | Mark |
| 4. Open meeting up to Members for discussion | Group |
| 5. Board elections | Group |
| 6. Adjourn | Bob |

1. Open Meeting

Bob Dixon opened the meeting at 10:05 A.M. Bob reviewed whether we have a quorum. We need 35 members present who are able to vote. Bob covered rules of the meeting.

Bob Dixon and Debbie Trewitt were re-elected with 65 and 59 votes respectively.

Proxy's for the meeting based on member ballots:

Bob Dixon – 17
Eric Flora – 1
Marge Hickman – 7
Debbie Trewitt – 8
Rich Boon – 1
Marty Stevenson – 2
Stewart Douglass – 6

Dale Halverstadt challenged the validity of the proxy votes that were received for the July 11th meeting. He believes they are limited to voting for board members and do not carry over to agenda items and votes related to said items.

As the board parliamentarian, Rich Boon looked up Robert's Rules of Order regarding the matter and determined that the proxies received are valid for the purpose of voting on any and all matters for the July 11th annual members meeting. The proxy's expire at the conclusion of the July 11th meeting.

2. Treasurer Report

Financial statements are posted on the BLE website.

Ed Kuiper went over the financial statements. We came in \$2,000 under budget last year.

Bob went over collections. We still have \$21,000 in past dues, \$16,484 of which is owed to us by four members. We are proceeding with actions to recover any and all money we can from these members.

BLE sold two lots for \$12,500 that were acquired from delinquent members.

3. Caretaker report

Mark Larson: Equipment continues to be a challenge—everything is between 25 and 30 years old. Maintenance is getting more difficult and he believes most of our equipment is at end-of-life.

Roads will always be a challenge. Mark said he thinks it will cost around \$30,000 to bring in new road base for all the roads. Several members commented that the culverts need to be redone and/or enlarged prior to any major roadwork being done.

4. Open meeting up to Members for discussion

Bob reviewed the topics members wanted to discuss.

a. More mailboxes at bottom of hill

There is a pod of mailboxes at the bottom of the hill. There have been some inquiries to add additional boxes. Four members in the room indicated they would be interested. Jill Oliver said she had spoken to the mail carrier and he indicated that there are a few available boxes in the existing pod. Jill and Marge are going to follow-up with the post office.

b. Reports of people trespassing on others property

Several members have complained that people are cutting through their property. The board asks that all members, their guests and tenants be respectful of your neighbors and not trespass. Rich Boon asked that it be reiterated in the minutes that any member, their guests or tenants who cause damage to any community or person's property will be required to make repairs at their expense.

c. Wildlife – do not chase

There have been several reports of young boys on a motorcycle chasing the moose. If you see ANY actions toward wildlife, please contact the Lake County Sheriff's Dept. at 719-486-1239, who will in turn contact the Colorado Parks & Wildlife (719-539-2596).

d. Term limits for board members holding an office

Dale Halverstadt wants to make a motion that board officer's positions be term-limited. He feels that some board members have become autocratic after a number of years in an officer position. He has not yet decided how long that should be, but would like to start a discussion for the future. He also did not want to make a formal motion at the time.

General discussion ensued and it was agreed that we should try to rotate positions as well as get different community members to run for the board.

e. Logo on BLE Truck

Stewart Douglass requested that we add a BLE logo to the BLE truck so people know it belongs to BLE

and that Mark is conducting official business.

Rich Boon made a motion that we approve the expenditure to print and add logos to the BLE truck. Marge seconded the motion and it was approved unanimously.

f. Vest with logo for Mark

Vicki Douglass suggested that it would be helpful if Mark had a vest with a BLE logo on it so people can more readily identify him. Other ideas included a hat or a nametag.

The board agrees it is a good idea and asks for the flexibility to work with Mark to come up with a solution that works for Mark. The membership present agreed.

g. Fishing rules update

We have had a couple instances in the past month where people are renting their house out and have not purchased the appropriate tenant badges.

There have also been cases where members are misusing the guest badges due to an apparent misunderstanding of the terms "guest" versus "tenant".

The board is going to send out an electronic survey later in the year to gather feedback in order to make changes for next year's fishing season.

A member suggested we have the rules and regulations posted near the kiosks to help tenants and guests gain a better understanding of the rules.

Another member suggested that we hire a part-time person to patrol the lakes. We could combine it with a position that is being discussed for managing cabin rentals and cleaning. This would hopefully reinforce the rules and minimize fish/lake damage.

The fishing committee and the board will meet after the surveys have been completed to discuss changes for next year.

Dan Wilkie from the fishing committee feels that allowing renters (tenants) to fish our lakes has not been successful. There are too many who have no regard for the rules and it is putting too much pressure on our valuable resource.

A member asked what our insurance coverage is in the event a guest or tenant was to fall or injure themselves while fishing our lakes. That led to a general discussion about BLE's overall insurance coverage and liability. Ed Kuiper is going to look into it and report back to the board. This information will be included in the next board meeting minutes.

| There were several questions about the definition of "immediate family member". Everyone agreed it is unclear and will therefore be addressed at the end of the season for next year.

Bob Dixon made a motion that Ken & Beth Donoher be paid by BLE to print fishing badges going forward and that it is not a conflict of interest for them to do so. Eric Flora seconded the motion and it was approved unanimously.

h. Camera

The camera placed at the middle gate is not currently functioning due to moisture and setting issues. We will continue to work on it to get it up and running.

i. Equipment

Ken Donoher had mentioned at the last meeting that Ski Cooper has graders and grader parts available and wondered why there was no follow-up. The board informed him that the decision had been made to replace the engine in the existing grader. The board is also going to follow-up with Mark to see if there is a future opportunity to utilize or purchase any of the Ski Cooper equipment.

j. Pricing for cabin rentals & campground

Seventeen members present think that we are currently undercharging for the cabins and campground. Another member expressed her opinion that members and guests should pay different rates. Several other members said they think we need to cover our costs, not treat it as a profit center.

The board will take all these opinions into consideration, discuss it at the next board meeting and propose new rates.

k. Realtor "sold" signs

Marge Hickman pointed out that we have had "sold" signs up for months after the closing of a house in BLE and that it has become an eyesore. She spoke to a local realtor recently and told him we are going to remove signs after one week and put them in the BLE office where he can pick them up if he wants them back.

l. Rentals- VRBO

Rich Boon spoke with the Lake County clerk & recorders office about VRBO rentals. The county indicated that any rental for a duration less than 30 days require special permits, taxes, etc.

Rich also wanted people to know that if you are listing your rental property online, the county is searching those rentals for folks who do not have the proper permits.

m. Cabins

Sandi Halverstadt wanted to know what updates have been made to the cabins.

Ken Berendt reported that cabin #2 has been redone and looks great. Cabin #3 was partially updated and will be finished later in the year.

n. Fires

The board will republish BLE fire guidelines and post it on the BLE website.

5. Adjourn

Bob Dixon adjourned the meeting at 12:23 P.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

Remaining meeting dates for 2014:

- September 26th at 8:00 a.m.
- December 5th at 8:00 a.m.

Special Meeting

- 1. Open meeting- meeting was opened at 12:24 P.M.**
- 2. Heavy equipment needs and how to finance them**

Discussion revolved around whether we continue to put a lot of money into an older loader or do we look for something new.

Member John Barber works in the oil and gas industry and said there is a lot of excess equipment on the market right now with oil prices being so far down. He suggested we look at companies like Wagner Cat, etc. John and Bob are going to work together to reach out to some companies and research different options.

3. Upcoming board meeting dates

September 26th at 8:00am and December 5th at 8:00am. The December 5th meeting is the annual budget meeting.

4. Nominations and vote on Board Positions

Bob Dixon and Debbie Trewitt were incumbents running for the board. They were reelected with 65 and 59 votes respectively.

By unanimous vote by the Board, the following were elected:

President– Bob Dixon
Vice President- Marge Hickman
Secretary- Debbie Trewitt
Treasurer- Susan Sams
Parliamentarian- Rich Boon