

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
September 26, 2015
8:00 A.M.**

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

Board members with approved absence: None

Lot owners present: Marty Stevenson, Lancer Cooke, Lila Land, Jim Perkins, Julia Laster, Mark Larsen, Janis Lind, Stewart Douglass, Cindy DeMarco, Tony DeMarco, Warren Flint, Nancy Berendt

Caretaker present: Mark Larsen

Agenda

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| 1. Open Meeting | Bob |
| 2. Treasurer's Report | Bob |
| 3. Caretaker's Report | Mark |
| 4. BLE part-time positions available | Marge |
| 5. Cabin committee report | Committee |
| 6. ACC Report | Marty |
| 7. Bonfires on members property | Bob |
| 8. Members going on other member's property | Bob |
| 9. Notes being left on gate anonymously | Group |
| 10. Kiosk (small version) at upper gate | Marge |
| 11. Heavy equipment leasing options | Group |
| 12. Heavy equipment budget discussion | Group |
| 13. Fishing season recap (questions for survey) | Group |
| 14. Lodge & cabin rental rates and policy | Group |
| 15. Miscellaneous | Group |
| a. New mail box pod at bottom gate | |
| b. Roaming dogs | |
| c. Posting of board agendas, listing new members in minutes | |
| d. Dune buggy speeding through the community | |
| e. Phone list of community members | |
| 16. Adjourn | |

1. Open Meeting

Bob Dixon opened the meeting at 8:00 A.M. with a roll call – all board members were present.

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

Bob referred to the Balance Sheet noting that money in the bank is \$159,000; Accounts Receivable are \$20,000 and Current Assets are \$50,000.

Past due are down to \$18,100 with the majority of that amount being owed by four members. The largest of those debt-holders is currently paying on what they owe.

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

Mark has the plow all torn apart trying to keep it working

The engine for the loader is coming back, but there is a potential issue with availability of bearings for any future issues or repairs. The current oil and water pumps are out of production so if they go out we will not be able to replace them. However, for now, Mark thinks they are in good shape.

Greg Maki's grading the road has been a big help to Mark. Mark is going to coordinate with Greg to grade the road around the lower lake and on Cottontail.

The cabins are still open, but cabins #2 & #3 will be shutdown next week. Mark can winterize cabin #4, but there is still a potential for the water line to freeze where it comes into the cabin under the foundation. It will be kept open this winter because there are already some rental reservations. However, we are going to look at how many rentals occur during the winter, etc. before we decide whether to shut it down during the winter going forward. Another option is to turn the water off and drain the line, and then turn it back on when it is rented. The downside of this is that it can take a couple hours of Mark's time every time he has to do that.

4. BLE has two part-time positions available

BLE is looking for part-time help to manage cabin reservations and rentals. The person for this position does not need to reside in BLE full-time as the work is computer based.

The second position is cleaning BLE cabins after rentals. This work is located in BLE.

If you are interested, please contact Marge Hickman at 719-486-1560 or at irun100s@aol.com.

5. Cabin Committee Report

Cabins #2 & #4 now rent for \$50/night as some nice upgrades have been done to each. Cabin #3 will be updated when additional funds become available.

6. ACC Report – Marty reported the following applications for this period:

Ed & Mary Kuiper, 2:50—Shed

John & Patty McFetters, 2:99—Replace shingle roof

Jeff Anderson & Marge Sjoden, 2:39 – updated prior approval / siding

Jon & Molly Anderson, 1:1:1 & 15 – New construction / house

Tyler & Emily Fuller, 1:6:2 & 3 – Replace exterior doors

Michael Hacskaylo, 2:47 & 48 – Restain exterior

Duane Ready, 2:30 – Repaint

Ed Gardiner, 1:6:5, 19, 21, 22 – New construction / garage

Bob Dixon, 2:20 – Rusted metal foundation covering

[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.]

7. Bonfires on members property

We've had reports of raging bonfires on a property that threatens all of us in this community. These have

been open fires that are not being built in approved fire rings or pits. The belief is that tenants are primarily building these fires. Because we don't want to ban all members from being able to have fires on their property, we need to address the issue of tenants and guests building unsafe fires.

Bob Dixon made a motion that we ban tenants from having bonfires. Rich Boon seconded the motion.

There was discussion about the number of rental properties that now exist in BLE. There is concern about a variety of actions tenants are taking while staying in BLE rental properties. Those present agreed that we need to look at it from a more global perspective and that it is time to put a list of tenant rules & regulations together. A committee was formed consisting of Marge Hickman, Lila Land, Cindy DeMarco, and Janis Lind. They will consider all aspects of BLE rentals and tenant actions and make recommendations to the board for a uniform list of rules & regs.

It was also agreed that members who want to have fires on their property need to have proper approval. We will put a policy in place to track previous approvals and start tracking all new applications and approvals.

8. Members going on other members properties

We have had numerous reports of people cutting through other people's property in the last six months. Please be respectful of your neighbors.

9. Notes being left on gate anonymously

It is not appropriate to leave negative messages on the board at the upper gate. If you have a complaint about the manager, the board or the community, sign your name, send an email to a board member, or come to a board meeting and communicate your issues.

10. Kiosk (small version) at upper gate

There was discussion about adding a small kiosk at the gate to post messages, information about board meetings, lost cell phones, items for sale, etc. Most people agree it is a good idea; it is just a question of the best location for it. The concern with placing it at the upper gate is that we don't own any property on either side of the road.

11. Heavy equipment leasing options & budget discussion

Bob proposed that we put a five-year plan and timeline in place that allows us to communicate effectively with the membership about our long-term equipment needs and costs associated with that. With the equipment needs we have coming over the next five years, we are going to need additional funds either through special assessments, an increase in dues, or a combination. No fees will be increased without a thorough plan in place to keep our equipment running.

The board will come to the December 5th budget meeting with all the equipment cost estimates and a proposed five-year plan. It will be discussed and revised accordingly based on member feedback at the meeting.

12. Fishing season recap & survey

This season with the badges was a good starting point, but there obviously needs to be some changes for next year.

While there are abuses across the board, Bob's opinion is that the tenant violations were the most egregious. Bob's recommendation is that there is no tenant fishing in the future.

Stewart Douglass: in June, the Fishing Committee put approximately 200 fish in the lower lake and 350 in the upper. There were 126 reports of fish being kept.

Several members expressed their concern that our lakes are not large enough to take the pressure of that many people fishing and that the lakes were close to being decimated this summer. It really comes down to whether we want to be a commercial fishery or preserve the resource for our community and their guests.

The board will send a survey to the community so we can get input before revising the Fishing Regulations for next year.

13. Lodge & cabin rental rates and policy

Ken and Marge are going to look into our current stated policy so we can discuss and modify as needed.

14. Miscellaneous

a. New mailbox pod at bottom gate

A number of members have asked for a mailbox, but we need a new pod to accommodate the new requests.

Rich Boon made a motion that BLE purchase a new mailbox pod and sell each box for the prorated cost plus 10% in order to cover BLE manager expenses associated with setting it up. Susan Sams seconded the motion. It was approved unanimously.

b. Roaming dogs

There was an incident where a person was knocked over by a roaming dog. There has also been some aggression from off-leash dogs. In one case, it was known that the dogs belonged to renters. In both of these cases, the member's were identified and warning letters were sent.

c. Posting of board agenda, listing new members in meeting minutes

The board will make their best effort to post the meeting agenda to the BLE website two weeks prior to board meetings.

New members will be listed in the meeting minutes going forward to help introduce them to the community.

d. Dune buggy speeding through the community

Members are encouraged to call the sheriff if they witness reckless driving of any sort in BLE or roads leading into the community.

e. Phone list of community members

It has been suggested that with so much more activity and new members in BLE that a new, revised community phone list be created. There will be a place on the Annual Dues Statement to write in your phone number and/or email address, should members wish to participate.

15. **Adjournment** – Bob adjourned the meeting at 10:20 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:

- December 5th at 8:00 A.M.