

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. *BLE minutes and financials can be viewed online at <http://beaverlakes.org/>. To receive BLE minutes via e-mail, contact Debbie Trewitt at trewittd@gmail.com. To request hard-copy mailings, contact Debbie at 303-931-3517.*

**BLE Board Meeting
January 30, 2016
8:00 A.M.**

Board members present: Bob Dixon, Ken Berendt, Eric Flora, Rich Boon, Marge Hickman, Cindy DeMarco

Board members with approved absence: Debbie Trewitt

Lot owners present: Marty Stevenson, Lancer Cooke, Lila Land, Mark Larsen, Dan Wilkie, Ed Batterson, Warren Flint, Jill Bromenschenkel

Caretaker present: Mark Larsen

Agenda

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|---|-----------|
| 1. Open Meeting | Bob |
| 2. Treasurer Report | Bob |
| 3. Caretaker's Report | |
| a. Progress report | |
| b. Equipment update | Mark |
| 4. ACC Report | Marty |
| 5. Heavy equipment replacement options | Group |
| 6. Rules & Regulations update | Group |
| 7. Renter/Tenant Rules & Regulations | Committee |
| 8. Fishing Season (questions & survey progress) set new rules | Group |
| 9. Next Door Neighbor | Cindy |
| 10. Growing number of rentals in the community (infrastructure) | Group |
| 11. Balance quality of life the residence/renters | Group |
| 12. Parking on main roads in winter (Plowing issues) | Group |
| 13. Cabin lodging, e-mails, etc. done by volunteer? | |
| 14. Miscellaneous | |
| a. BLE truck door panel logo | |
| b. Mail Box Pod – Table till April 9 th Meeting | |
| 15. Adjourn | |

1. Open Meeting

Bob Dixon opened the meeting at 8:00 A.M. with a roll call – Debbie Trewitt was on approved absence.

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

Bob referred to the Balance Sheet noting that money in the bank is \$104,996.47; Accounts Receivable are \$16,758.45 and Current Assets are \$51,734.57.

Please refer to the attached December 31st Balance Sheet and Operating Income and Expense Budget for complete details. These can also be found on the BLE website.

Balance \$79,476, spent (under budget on expenses).

Past due amount owed \$16,700 owed to us (one in payment plan), judicial foreclosure on another and received \$6,000 this week (one off books). Will proceed with judicial process on the other two.

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

Mark reported cabin 4 shut down frozen line and heat going out on a regular basis. Has direct vent heater and some baseboards to fix the situation. Discussion tabled until a future meeting to consider leaving the cabin open or closed down during the winter. Any projects or repairs incurring any expense will be deferred until May 1.

Equipment repair (front loader) per Marge Hickman – Ed, owner of Swisher in Buena Vista, said the two pumps came back and are now being rebuilt in Denver. One is no problem to rebuild, but the other needs a couple of additional parts which they say are not hard to find and get to rebuild the other pump. Ed said he will start reassembling the engine next week. He thinks he will have the engine finished, ready to go and ready for Mark to pick up in mid-February.

4. ACC Report – Marty reported no applications for this period:

[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.]

5. Heavy Equipment replacement progress

Bob Dixon is watching heavy equipment auctions online in search of used equipment and the need to have a process in place to purchase equipment soon, with approximately \$18,000 coming in this year and \$51,000 in contingency fund. Lancer noted there is a Ritchie Brothers loader and backhoe all in one piece of equipment and can get professional opinion from John Barber on this option. Rich Boon made a motion to preauthorize up to \$45,000 in expenditure for Bob Dixon to purchase replacement piece of heavy equipment at the Ritchie auction. Ken Berendt seconded the motion and motion passed unanimously.

6. Rules & Regulations update

Bob read the rules and regulations adoption policy to be put in place upon advice of counsel. The policy authorizes the board to adopt policies and regulations and the approved process to notify membership. Rich Boon made motion to adopt the Rules and Regulations Policy, Marge Hickman seconded and motion passed unanimously. (Agenda items 10, 11 addressed here)

7. Renter/Tenant rules & regulations – The board reviewed proposed rules and regulations and made changes (to be adopted and published in new rules and regulations). It is the intent of the board to have one set of rules and regulations for all members, guests, agents, and tenants. The homeowner/member is responsible for ensuring family members, guests, agents, and tenants have the rules as fines are levied against the homeowner for any violations. The board can address additional tenant policies as needed with respect to fires, cars, and recreational vehicles. Rich Boon moved to adopt the rules and regulations as amended and Marge Hickman seconded. Motion passed unanimously.

8. **Gate closure letter** - effective May 1, 2014 was reviewed. Bob expressed gratitude to Ken Donoher and Mark for their role in working with Jim Moyer in allowing us to keep the upper gate open when the cows are gone. Gate closure policy discussion and addition/modification of upper gate locked open sentence. Rich Boon moved to adopt policy change, Ken Berendt seconded. Motion passed unanimously.

9. **Fishing season (questions & survey progress)**

Bob recapped the survey responses and survey showed that members do not want to allow tenants be able to fish. There was discussion and minimal changes in rules. There will be no tenant fishing. Badges will carry over from year to year. New or replacement badge requests will be available from the fishing committee. Worms at upper lake are fine, but no minnows. Rich Boon moved to adopt fishing policy as amended based on discussion, Marge Hickman second and motion passed unanimously.

10. **Next Door Neighbor** We are up to 70 members.

11. **Parking on main roads (plowing issue)** – Members, tenants, guests are asked not to park on any main BLE roads to allow for effective snow plowing and road maintenance.

12. **Cabin Rental Management** - Marge Hickman talked to Jeff Leonard who is interested in volunteering to manage cabin rentals.

13. **Miscellaneous**

a. **BLE truck door panel logo** - John Boak is working on a logo to put on the truck door.

b. **Mail Box Pod** – table till April 9th meeting.

c. **Unfinished roads** – table till April 9th meeting regarding two unfinished roads and two lots for sale. Road needs to be developed according to original plat so not crossing over others' properties. Survey and estimate needed.

d. **Cabin 4** - shut down for winter – tabled

e. **Trash fish on upper lake** -

A proposal needed; \$450 just for evaluation/appraisal. – tabled to April meeting. Funds will need to come from fishing committee budget.

14. **Adjournment** – Bob adjourned the meeting at 11:08 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.

2016 meeting dates:

- January 30th at 8:00 A.M.
- April 9th at 8:00 A.M.
- July 23rd Annual Meeting (lot owners' meeting) and picnic at 10:00 A.M.
- September meeting date TBD
- December budget meeting date TBD