

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 Cindy DeMarco at cindydemarco.elha@comcast.net. To request hard-copy mailings, contact Cindy at 303-815-7359.*

**BLE Board Meeting
April 9, 2016
8:00 A.M.**

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

Board members with approved absence: Ken Berendt

Lot owners present: Marty Stevenson, Lila Land, Teresa and Andy Olear, Elaine Pacheo, Beth and Ken Donoher

Caretaker present: Mark Larsen

Agenda

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| 1. Open Meeting | Bob |
| a. Roll call of board members and attendees | |
| 2. Treasurer's Report | Bob |
| 3. Caretaker's Report | Mark |
| a. Progress report | |
| b. Equipment update | |
| 4. ACC Report | Marty |
| 5. Debbie resigning from board | Bob |
| 6. Annual Meeting – Elections | Group |
| 7. Heavy equipment replacement progress | Group |
| 8. Rules & Regulations update | Group |
| 9. Cabin lodging, e-mails, etc. done by volunteer | Group |
| 10. Miscellaneous | Group |
| a. Mail Box Pod – Table till April 9 th Meeting | |
| 11. Adjourn | Group |

Board members who will miss meeting:

Absence

Ken Berendt

Board Members approval

Bob Dixon, Marge Hickman, Cindy DeMarco, Eric Flora

1. Open Meeting

Bob Dixon opened the meeting at 8:05 A.M. with a roll call – Debbie Trewitt resigned and Ken Berendt 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 \$109,007.23; Accounts Receivable are \$-6,819.27 and Current Assets are \$59,303.02. On the balance sheet, normally the Total 3150 will equal the Total Checking/Savings. This time it does not. The difference is dues received for next fiscal, due May 1st.

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

Balance \$98,364.53, spent (under budget on expenses). Past due amount has come down significantly.

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

Mark reported that the gas line to Cabin 4 and The Lodge will need to be replaced.

Equipment repair (loader engine) is still at Swisher Automotive. Plow and pickup maintenance is ongoing.

Ken Donoher is in contact with someone from the county who could help with grading since Greg is out of state on family matters.

Marge and Mark will work with Steve Sunday to troubleshoot camera issues and relocate camera to bottom gate.

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

ELHA 1:3:8,9,10 – Sand Storage Container

Dan Wilkie 1:12:9, 10 – Renewal Application – house siding

Chris Vadala/Khristine Prickett 1:9:26 – Roof over front entry door

[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. Fishing Committee Report

The fishing committee is working with Greg Bunjak (Mt. Massive Lakes) regarding the sucker fish problem. Ken will invite Greg to the annual member meeting to discuss ways in which we can be proactive, including setting up traps.

The committee will post the Rules and Regulations in the cabins as well as laminated posters at the lake kiosks. Rules include no tenant fishing, and members must accompany guests at all times. New badges will not be reissued each season (except to new members or a member who lost their badge).

Discussion of fishing regulation enforcement and trespassing issues was discussed.

6. Debbie resigning from board - (board member position vacancies)

Debbie Trewitt was recognized for her nine plus years of service and contribution to ELHA/BLE. Thank you Debbie, and we wish you the best! While members elect board members, the board can appoint a replacement if somebody leaves before the end of their term. There are two additional board positions that are up for election at the annual member meeting on July 23rd. Marge Hickman will draft a letter to the membership explaining the transition of the board and encourage members to apply (especially new members). Ballots will be mailed out to the membership by June 8th, to be returned by July 22nd or hand carried to the annual meeting. Candidates are encouraged to apply and submit bios. Any member who has a topic for discussion is encouraged to submit it in advance since the agenda is typically posted a few months in advance of the meeting.

Bob Dixon moved to appoint Cindy DeMarco as Secretary/Treasurer and seconded by Rich Boon. Vote passed unanimously.

7. Heavy Equipment replacement progress

Mark will research and make recommendations for equipment type(s) and replacement costs from the auction sites he is monitoring. The plan is to get the front loader engine repaired first and then address replacing the backhoe.

8. Rules & Regulations update

Updated Rules and Regulations are posted on the BLE website, along with current gate, fishing and pet policies, as well as all association governing documents at <http://beaverlakes.org/>.

9. Cabin lodging, emails, etc. volunteer – Jeff Leonard is on board and already helping.

10. Wildfire Mitigation Coordinator –

Through a grant received by Colorado State Forest Service (CSFS) and Leadville/Lake County Fire Rescue (LLCFR), Caroline Schaefer has been hired for this position. She will be trained starting April 11 to assess risks and create an Arc GIS map showing the home risk ratings. Caroline is available to meet with homeowners individually to review their property, assess their fire risk, and talk through mitigation opportunities. Homeowners participating in this program will also receive a copy of a map of the area identifying fire risk areas. Contact Caroline at 503-539-9483 to take advantage of this opportunity. An invitation will be extended to Caroline to attend our annual member meeting as well. A section on fire mitigation will also be added to our website, along

with process for homeowners to present recommended tree thinning and/or or recommended property alterations to ACC (Architectural Control Committee).

11. Miscellaneous

- a. **BLE truck door panel logo** – Bob will follow up with John Boak on status of magnetic logo.
- b. **Mail Box Pod** – Mark will order pod which will contain 16 mailboxes. There is a one-time fee of \$100 and box runs with the property.
- c. **Cottontail Rd.** – Road maintenance was discussed and Mark has it on his plan to put road base on the low muddy spots. Additional maintenance was discussed, including removal of fallen trees along easement/right of way.
- d. **Lodge Furniture** – Lila Land volunteered to help with thinning out furniture in The Lodge that is past its prime.
- e. **Memorial Day Potluck at clubhouse** - Cindy & Tony DeMarco will coordinate a potluck BBQ at The Lodge on Saturday, May 28th, as an opportunity to get together and meet our new neighbors.

12. **Adjournment** – Bob adjourned the meeting at 9:18 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:

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