

**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/>.*

**BLE Annual Meeting  
July 23, 2016  
10:00 A.M.**

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

Board members with approved absence: Ken Berendt, Rich Boon

Lot owners present: Linda Keller, John Boak, Beth & Ken Donoher, Leroy Shaser, Ursula Gilgulin, Marty Stevenson, Barbara & W. Barry DuBrowski, Karen & Brian Runowski, Ed Batterson, Victoria & Stewart Douglass, Warren Flint, Sandy & Dale Halverstadt, Andy & Teresa Olear, Jason Jackson, Jean & Dan Wilkie, Georgie & Edmond Gardiner, Mark Larsen, Gayle Flora, Mary Kuiper, Leah & Aaron Oglesby, Jon Anderson, Wendy & Russ Peterson, Jim Perkins, Emily & Tyler Fuller, Lila Land, Aagje & John Barber, Reg Mentink, Dan Whalen, Kim Mentink, Julia Laster, Nancy & Wade Fox, Jill Bromenschenkel (guest)

Caretaker present: Mark Larsen

**Agenda**

- |  |                   |
|--|-------------------|
| 1. Open Meeting                              | Bob               |
| a. Roll call of board members and attendees  |                   |
| 2. Treasurer's Report                        | Bob or Cindy      |
| 3. Caretaker's Report                        | Mark              |
| a. Progress report                           |                   |
| 4. Fish Biologist talk                       | Greg Brunjak      |
| 5. Fire Danger Assessment talk               | Caroline Schaefer |
| 6. Board Election                            | Group             |
| 7. Open meeting up to Members for discussion | Group             |
- Please sign up on the sheet provided and list the topic you would like to discuss. We will try and keep similar topics/members grouped together to help streamline the process.

Please keep in mind that we want to give all members an opportunity to talk so please be courteous of others and the fact that we have two hours scheduled for this meeting.

Depending on the number of people wanting to talk, the board reserves the right to limit each individuals time in order that all members can be heard.

**Members Topics....**

- a. Gates being left open
  - b. Adopt new fine policy for gates being left open
  - c. New Mailbox Pod available
  - d. Cabin Deposit Refund Policy
  - e. Rules & Regulations changes adopted on 5/26/16
  - f. Respecting Neighbor's privacy (Tenants)
8. Adjourn

## 9. Picnic to follow

### 1. Open Meeting

Bob Dixon opened the meeting at 10:04 A.M. with a roll call – Rich Boon and Ken Berendt were on approved absence.

**2. Fish Biologist Talk** – Lake County Conservation Manager, Greg Brunjak, addressed the sucker fish problem and offered possible solutions to eliminate them since they compete with the trout and are not edible. Trapping and gill netting would be lowest cost option and more extreme would include poisoning and drying up the lake in the winter. Where we get bait fish from is very important and is most likely how they were introduced. Water is the lifeblood of the operation and maintaining water supply, outlets, and weed control is paramount. Control over who is here at the club and access is important in how sucker fish are introduced. The outlets need more security to keep people off the spillways. Cindy DeMarco will head up committee to address the safety issue and obtain proposals for a long term solution. Bob will ask Mark about a temporary fix or fishing committee.

**3. Fire Danger Assessment talk** - Caroline Schaefer, CFS, Leadville Lake County Fire Dept. talked about the fire mitigation project. She rated the entire community and is available to meet with individual home owners. They are working on a grant for May 2017 for next summer - 50% cost share, which can be also be soft match (i.e. \$25 match for personal equipment used). Caroline noted sagebrush is super flammable. Members need to abide by ACC permit process and fill out an ACC application for fire mitigation program. The Amended and Restated Declaration of Restrictive and Protective Covenants for Beaver Lakes Estates and Beaver Lakes Estates Filing #2 (12/20/2012) states - Section 6.18 Trees. No live trees shall be cut or removed from the Property except with prior written approval of the Architectural Control Committee. Trees may be removed to establish a defensible perimeter around an improvement on a lot as established by the Lake County Fire Department or the National Forest Service Documentation of fire perimeter recommendations would be submitted to the ACC prior to any trees being cut.

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

Bob referred to the Balance Sheet noting that money in the bank is \$202,534.97; On the DRAFT Operating Income & Expense Budget vs. Actual May 2015 through April 2016 Treasurer's report – draft 5/2015-4/2016 unaudited. There are four members not in good standing with community. One is making payments to get bill down (allowed to vote) \$14,900 – of \$17,000 and one member brought a payment of \$1,400 to the office. Two members are in the process of going through judicial foreclosure. If home is taken it will be rented and we have at least two years to rent and then give it to bank which is the process (though not the goal). Will replenish fund for emergency or grader.

We bought a used backhoe for 42K. The bank wanted 11% to finance and we chose not to pay interest. We hope to get a few thousand dollars for the old one at the auction. The purchased backhoe has about 8,000 hours on it and we expect to get 10,000 hours without much maintenance.

*Please refer to the attached June 30<sup>th</sup> Balance Sheet, DRAFT Operating Income and Expense Budget vs. Actual, and Operating Income & Expense Budget vs. Actual for complete details. These can also be found on the BLE website.*

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

Caretaker Report – Mark reported that we purchased a road drag (a grader blade with no moving parts, weighing 4,800 pounds). He is using it 80-85% of time to drag the roads to look like it was graded, 3-4 hours a week from the lodge down. Some modifications are needed to go across the cattle guard and bad road. Mark is working through issues road grader, putting engine for front end loader back in, and the water truck is down (close to getting it back up). Grading the road when it is dry is challenge and the rains will help.

Bob reported on the cabin improvements made – fresh paint, new flooring, insulated, tongue and groove ceiling, updated wiring in Cabin 2 & 3. Need to make sure smoke detectors and carbon monoxide detectors are adequate. Need to determine if the outside of cabins need to be painted or stained? Cost of rental maintenance should reflect what needs to be done (find a balance). Ed Batterson proposed work days when people volunteer. Need somebody to organize a work day to minimize cost of association and a sign-up sheet was started. Tyler Fuller volunteered to organize the work party.

### 6. Board Elections

Bob reviewed whether we have a quorum. We need 36 members present who are able to vote. Bob covered rules of the meeting. Halverstadts and Kuipers forgot their ballots and were allowed to vote. Two candidates put in in their bios and Ken Berendt and Eric Flora were re-elected with 66 and 53 votes respectively. Aaron Oglesby was elected to the board with 8 votes.

Proxys for the meeting based on member ballots:

Ken Berendt – 8

Rich Boon – 1

Cindy DeMarco - 6

Bob Dixon - 12

Eric Flora - 5

Marge Hickman – 14

Julia Lasseter - 1

Dan Whelan – 1

## **7. Open meeting up to Members for discussion**

**a. Gates being left open and fines adopted** – First offense a fine based on facts not hearsay. Bob discussed an option for the lower gate where we have electricity for video surveillance with a gatehouse (cost ranges from \$600-1200). Members brought up option of electric gate. All options need to be discussed and agreed up with Jim Moyer, as he owns the pole with the electricity.

**b. New mailbox** - Cost is \$100 and goes with the property. Contact Mark if you are interested in one.

**c. Cabin deposit and rental refund policy.** Current policy was discussed. John Barber made a motion to refund deposit for military personnel who present a copy of deployment orders. Motion was seconded by Beth Donoher and passed unanimously.

**d. Rules & Regulations changes adopted on 5/26/16** - Go to website (beaverlakes.org) to read rules and regulations. Ed Batterson noted that the copies of the Rules & Regulations need to be updated at the cabins.

**e. Respecting neighbor's privacy (tenants).** Members, their guests and tenants are reminded to be respectful of their neighbors and not trespass. If you have an issue or complaint with your neighbor, attempt to contact and resolve the issue with your neighbor first before contacting a board member.

**f. Fishing Committee Report** – Kenny reported that we had a freeze up on the upper inlet and stressed the importance of checking it at least twice a day. Fish die quickly when there is no water flow. There was discussion regarding oversight of who should be fishing or who should not. We have the funds to hire somebody to help police. Dan Wilke reported on loss of more than half of fish in lower lake due to water freeze up. Dan asked for supplemental funding (\$400) to replace the fish. Cindy DeMarco made the motion to allocate an additional \$400 and Jim Perkins seconded the motion, which passed unanimously. Russ Peterson will provide a proposal for aeration for budget planning in December. Anyone fishing must have their badge visible all times.

**g. Decal for BLE Truck** – John Boak gave status update.

**h. Caretaker Appreciation** – Numerous members thanked Mark for all his work and efforts to maintain our community.

**i. Speeding in the Community** – Bob Dixon reminded members about not speeding in the community and that offenders will be reported to the Sheriff.

**j. Maintenance Topics** – Ken Donoher asked about the culvert that freezes up across from the Fuller's and if it could be added to the punch list and move it up as a top priority. Beth Donoher asked about road improvement at upper gate, including blacktop repair and expressed concern about not enough room to pull over due to erosion of the bank. John Barber noted that we are allowed to stabilize and restore on forest service land. These items were noted and will be fixed. Andy Olear noted that we could take slash to the landfill at no cost.  
<http://www.lakecountycolorado.com/landfill/>

**k. BLE Community Garage Sale** – Marge Hickman updated members on the upcoming garage sale on July 30<sup>th</sup> and encouraged members to participate. Marge also reminded members to contact Cindy DeMarco if they want to join our NextDoor network online.

**l. Bear Sightings in BLE** – Members are reminded to be “Bear Aware.”

**m. BLE Lodge Updates** – Lila Land noted that the 50 matching chairs the board bought and plates donated by her family who recently held a wedding there. Lila is looking for people to help go through cabinets, etc.

**8. Adjournment** – Bob adjourned the meeting at 12:20 P.M.

**Other**

BLE office contact information:

- E-mail address - [beaverlakesestates@gmail.com](mailto:beaverlakesestates@gmail.com)
- Phone - 719-486-0978
- Address - 585 Empire Valley Drive, Leadville, CO 80461 (the PO Box is no longer used)

**2016 meeting dates:**

- August 27 – 8 A.M.
- October 29 – 8 A.M.
- December 10 – 8 A.M.