

Reminders:

1. *The gates must be closed at all times per court order. Members will be fined for any transgressions.*
2. *You can view the BLE minutes and financials online at <http://beaverlakes.org/>.*
3. *Cutting through other member's private property is not acceptable. Please respect the privacy of our neighbors and their land.*

**BLE Board Meeting
August 27, 2016
8:00 A.M.**

Board members present: Bob Dixon, Ken Berendt, Eric Flora, Rich Boon, and Aaron Oglesby

Board members with approved absence: Marge Hickman and Cindy DeMarco

Lot owners present: Nancy Berendt, Mark Larsen, and Jim Perkins

Caretaker present: Mark Larsen

Agenda

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|-------------------------------------|-------|
| 1. Open Meeting | Bob |
| 2. Election of Board Officers | Group |
| 3. Treasurer's Report | Bob |
| 4. Caretaker's Report | Mark |
| a. Progress Report | |
| b. Equipment Update | |
| 5. ACC Report | Marty |
| 6. Publishing Minutes | Group |
| 7. By-Laws/Rules & Regulations | Group |
| 8. New Members and Updating Records | Group |
| 9. Member Work Day | Group |
| 10. Mailbox Pod | Group |
| 11. Realtor Signs at Entrance | Group |
| 12. Lake Spillway Protection | Group |
| 13. Snow Plow for Truck | Group |
| 14. Adjournment | |

1. Open Meeting

Bob Dixon opened the meeting at 8:00 A.M.

- a. Roll Call – All board members were present except for Marge Hickman and Cindy Demarco who both have excused absences.

2. Election of Officers

Bob was nominated for president, Marge was nominated as Vice President, Cindy was nominated for Secretary and Treasurer, Rich moved to accept all nominations, Ken seconded, the motion passed unanimously.

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

Bob indicated that past due debt continues to be reduced due to legal actions; one is nearing

completion their payments. The two largest remaining are approximately \$2,000 and \$7,000, both are in various stages of foreclosure which will allow BLE to recover the amount due and legal fees.

Primary items in the Budget sheet include:

- collection about \$1,400 below budget
- cabin rentals about \$1,400 higher than planned
- collections \$585 positive
- at the bottom line almost exactly on budget.

Primary items on the income sheet include:

- cost of goods sold about even
- vehicle fuel below budget about \$2K low but haven't purchased fuel recently
- equipment maintenance over budget, etc.
- Overall expenses about \$3,800 less than planned.

4. Caretaker's Report (progress report, equipment updates and miscellaneous)

Mark reported that.

- a. New backhoe working very well, it's a better backhoe than the old one
- b. Grader continues to have issues that caretaker is repairing. Bob indicated BLE is approximately 3 years away from having enough money to purchase a new grader without financing which we found carries a very high interest rate
- c. Mark has received 2 calls for possible equipment mechanic, one is coming to BLE this week for interview
- d. Cabins will need to be winterized soon, after discussion it was decided to close cabins 2 and 3 on October 1 and cabin 4 on November 1
- e. There was a general discussion regarding things still needed for the cabins (particularly 2 and 3), e.g. curtains, bathrooms, etc.; there is a cabin committee that should consider
- f. Road drag broke due to large rocks in the road; caretaker is welding a reinforcement for the part and thinks it will continue to work

5. ACC Report – there were no new applications since last meeting.

[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.]

6. Publishing minutes

Rich moved that BLE start publishing minutes only on the web site rather than email and paper due to time, expense, and reliability. Ken seconded. The motion passed unanimously.

Bob indicated we will send messages various ways to notify members of this change.

7. By-Laws and Rules & Regulations

There was a short discussion about process for updating these documents; the topic of specific updates was tabled since Marge and Cindy weren't at this meeting

8. New Members, tracking and updating records

We have had several changes in owners/members and it's difficult to keep up the distribution lists. Posting the minutes on the BLE web page will help.

9. Member Work Day

There will be a member work day Saturday, September 24th. The focus will be on outside of cabins 2 and 3, spillway protection, and removing downed trees along road.

Caretaker reported that cabins were previously painted and we can't stain over paint. We must either clean all old paint off or paint again. Several people believe staining is far better but cleaning off old will be difficult on some portions where the paint is still fairly solid. Board members will ask paint

stores for recommendations.

10. Mailbox Pod

Mark is planning on working this soon. He plans to pour a concrete pad that could accommodate another pod if we need it in the future.

11. Realtor Signs at Entrance

The large number and poor condition of the signs at the entrance gives a bad impression of BLE. It was noted they are on the ranch property. Bob will initiate communication with ranch owner to see if he is OK with BLE removing the signs.

12. Spillway Protection

Bob suggested keeping it simple, most important is to get good signs stating people must keep off. The current signs are unreadable and the fencing doesn't look good. We will plan to replace the fences and signs at work day.

13. Snow Plow for Truck

The snow plow on the trunk is in poor shape and is needed for winter but board needs to look at the finances. The caretaker can make the current plow work for a while. The board will reconsider it once the finances are understood.

14. Adjournment at 9:10am

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)

Meeting dates in 2016:

- October 29, 8:00 A.M.
- December 3, 8:00 A.M.