

BLE Board Meeting

October 29, 2016 – 8:00 AM

Board members present: Bob Dixon, Ken Berendt, Rich Boon, Aaron Oglesby, Marge Hickman, Cindy Allgood

Board members with approved absence: Eric Flora

Lot Owners present: Warren Flint, Nancy Berendt, Ken & Beth Donoher, Vicky Douglass

Caretaker present: Mark Larsen

**Agenda**

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| 1. Open Meeting   | Bob   |
| a. Roll call of board members and attendees                     |       |
| 2. Treasurer report   | Bob   |
| 3. Caretakers Report –  | Mark  |
| a. Progress report  |       |
| b. Equipment update   |       |
| 4. ACC Report   | Marty |
| 5. Construction taking place without ACC Permit                 | Group |
| 6. Solar Panels Installed without ACC Permit                    | Bob   |
| 7. Tent Shelters for storage                                    | Group |
| 8. Mallard Circle   | Group |
| 9. Bylaws update  | Group |
| 10. New Members – tracking and updating our files               | Group |
| 11. December meeting will include next year’s Budget discussion | Group |
| 12. Miscellaneous   | Group |
| a. Mail Box Pod   |       |
| b. Snowplow for ¾ ton pickup truck                              |       |
| c. Front end loader   |       |
| d. Cameras at both gates  |       |
| e. Google Group ends October 31st                               |       |
| 13. Adjourn   |       |

**1. Open Meeting** - Bob Dixon opened meeting 8:02 AM

a. Roll Call - Eric Flora’s absence was approved unanimously.

**2. Treasurer’s Report** (See Financial Statements) Bob reported we are in good shape with \$15K collected. We still have \$13,419 owed to us (91% /2 people - turned over to attorney) ready to process foreclosure. Rich Boon made a motion to authorize Bob’s approval process of foreclosure filings, seconded by Marge, and passed unanimously.

**3. Caretaker’s Report** – Mark reported spending over a month’s worth of time working on gates due to the vandalism. Three of four gate posts have failed and have been replaced.

a. Mark reported that we have a new backhoe but equipment won’t remain reliable as he is behind on maintenance and repairs and needs help. One suggestion is to have somebody take on reservations, maintenance, and cleaning of cabins. Will post a notice on gate to advertise for help with cabins.

b. Front end loader is running. Bill from Crankshaft worked on timing, but engine has leaks. There is money in the subcontractor fund to hire help. The grader is running and major repairs completed. Water

pump was replaced on water truck. Grading road dry is useless - need water. Mark noted equipment needs for rippers and plow and new used water truck. Board supports that Mark needs help, and with budget meeting coming up, will discuss hiring mechanics, and somebody to help with grader, and cabins. Bob suggests hiring out to fix front end of grader, find somebody to help us with cabins/lodge. Rich commented that we are in better financial shape going into this year than last year. Bob authorized mobile mechanic to do a punch list for all equipment, identify major risks and give estimate to fix.

Members are reminded that they must make a reservation and pay the security deposit (\$250) to use the Lodge/Clubhouse. Bob noted heat and lights were on for at least three days.

**4. ACC Report** – (Marty absent) ACC report was presented by Bob. ACC Permit is needed for temporary sheds/Shelter Logic tents, etc.

**5. Construction taking place without ACC Permit** – Members are reminded that an ACC permit is needed prior to any construction. A site plan is needed for solar panels. Be considerate of where you install. Try to conceal, don't put by road, and don't impede neighbor's view.

**6. Mallard Circle** - A platted road does not exist and part of it sits in a bog (wetlands) with standing water. Bob will have attorney provide legal opinion on who pays for road and tabled until December meeting.

**7. Bylaws Update** - It was noted the Board can only make editorial changes and cannot make technical changes to intent of wording.

**8. New Members – tracking and updating our files** – Cindy and Marge will work with Ed Kuiper to update lot member list. New Member Welcome letter is updated and members are encouraged to join NextDoor.

**9. December 3rd Board Meeting** is the budget meeting at 9 AM. All members are encourage to attend. Bob will post a proposed draft budget (starting point) and final established at meeting.

#### **10. Miscellaneous**

- a. Mail box pod – We have the pod, and installation will be tabled until next spring.
- b. Front end loader is working - no parts available and its 15 years old. Will limp it through winter.
- c. Cameras at gates were discussed along with installing a small structure to house electronic equipment. Paul Copper will evaluate our needs and prepare a formal report if needed. The Board will consider this line item for budget (capital improvement). Bob thanked Ken Donoher for his help.
- d. Lake County Leash Ordinance 2008-01 applies in BLE. People with roaming dogs will be fined.
- e. December meeting – moved it to 9 AM. Cindy will change on website.
- f. Filing cabinet was donated by a member. Bob acknowledged Sandy Halverstadt's organization and filing she did over the years. We need somebody to help organize the office.
- g. Chair repair request – Jill Bromenschenkel can refinish and repaint the two Adirondack chairs at the lower lake.
- h. Nancy Berendt volunteered to be on cabin improvement committee.
- i. Spring work day date will be selected at February meeting.
- j. Dam report coming from the State identified seepage issues, weeds/brush clearing, and muskrats. Need to start looking for company to address and repair.
- k. Update fishing regulations – Season currently ends October 31<sup>st</sup>. Will consider ice on, ice off and changing the season.
- l. Update on miscellaneous member issues and Google Group terminated. NextDoor primary communication.

11. Meeting adjourned at 9:52 AM