

## BLE Board Meeting

February 4, 2017 – 9:00 AM

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

Lot Owners present: Ed Kuiper, Barry Dubrosky, Barbara Dubrosky, Ed Batterson, Ken & Beth Donoher, Leah Oglesby, Tim Ratterman & guest Dave Osborne, Adam Wiens, Warren Flint, Marty Stevenson, Lila Land

Caretaker present: Mark Larsen

**1. Open Meeting** - Bob Dixon opened meeting 9:00 AM.

**2. Treasurer's Report** (See Financial Statements) Bob/Cindy reported we are in good shape. We still have two members who owe money and one has been sent to foreclosure and going to sheriff's sale. Ed Kuiper's compensation for treasurer duties will come from contract labor line item instead of salary.

**3. Caretaker's Report –**

a. **Progress Report** - Bob noted "It's been a hell of a winter," and thanked Mark for all his plowing efforts. Members are reminded to be cautious as plow moves against traffic. Heavy equipment has the right of way on BLE roads. Berms are an unavoidable result of plowing and owner is responsible for clearing them (see Nextdoor for people that will plow for a fee). To allow for effective snow removal please avoid parking on the roads.

b. **Equipment Update** – Mark reported he will need to have the mobile mechanic look at the hydraulics on the grader. The loader is also in need of new chains.

**4. ACC Report** – Marty reported two applications approved for Dena and Floyd Strader (2:62) for tree removal/fire mitigation for insurance, and a dog run for Anne and Carter Davis (2:99).

**5. Covenant & Rule Enforcement Policy (gates and dogs)** – There was discussion regarding dogs off leash and concerns for wildlife, running onto other member's property, and dogs off leash approaching other members with dogs on leash. If there is a complaint regarding dogs, the board will investigate and a violation letter sent.

**Section 6.14 of our CC&Rs/Covenants - Rules and Regulations.** In furtherance of the provisions of this Declaration, Rules and Regulations governing the Community may be adopted, amended, or repealed by the Board of Directors. The Board of Directors may establish and enforce penalties for infractions thereof.

The Amended General Club Provisions and **Rules and Regulations dated 05/26/2016** states:

Section 13. **PETS:** Members, Guests, Tenants and Agents are responsible for the proper control of their pet(s) and pet(s) of their Guests or Agents and per Declaration of Restrictive and Protective Covenants (CC&Rs) Article 6, Section 6.6. **The County Leash Law is applicable to Members and their Guests or Agents.** Any Member found to have a pet(s) roaming freely without supervision will be issued one warning letter by the Board. After that, if the pet(s) continues to be allowed to roam freely a fine structure will be implemented as follows: 1st offense after warning letter \$50 per pet, 2nd offense after warning letter \$100 per pet 3rd offense after warning letter \$150 per pet. Fines will be levied in accordance with CC&Rs Article 5, Section 5.5 (b), Article 6, Section 6.2 (b), 6.14.

A big thank you to Jim Moyer for allowing us to leave the upper gate open. This can only continue while there are no cattle present and if the lower gate is kept closed. Two sets of signs will be placed on both gates offering reward for information leading to arrest and conviction of anyone who vandalizes the gate(s).

**6. Hiring a part time person to help Mark** – Cindy will reach out to contact the person who offered to help with managing the cabins. An ad will be placed on social media and Craig's list in March, to find somebody who can help Mark out on a part time hourly basis (starting at \$15 per hour).

7. **2017 Fishing Regulations** - Fishing regulations were discussed with respect to extending the season. Rich moved to adopt ice-on, ice-off with Ken second. After discussion, the motion was amended to change season to ice-on, ice-off, to be evaluated on a yearly basis. Cindy seconded, and motion passed unanimously. There was discussion that the person who is hired to help with cabins, could potentially help with overseeing fishing.

8. **Formal input process for all members** is tabled at this time, until options researched further. As a reminder, board members are volunteers. Please respect their privacy and personal lives and use only email to contact them. Email addresses are located on our website [beaverlakes.org/](http://beaverlakes.org/).

9. **Winter driving/parking in and around BLE** was discussed. Cars parked on Gabbro Circle are making it difficult for snow removal, and some people are parking overnight (including people who live outside BLE). Rich moved to post "no overnight parking" signs on Gabbro Circle "as needed", seconded by Aaron. Motion passed unanimously.

Drift storage road markers were discussed, that are along the road for visibility. Additional markers will be added as needed i.e. by upper lake.

#### 10. **Miscellaneous**

a. Bob reported that Marge Hickman has resigned from the board and thanked her for her contribution and years of service. Rich moved to appoint Adam Wiens to fill the vacancy until the annual meeting, Aaron seconded. Motion passed unanimously. Welcome Adam!

b. **Snowplow for ¾ ton pickup truck** – Rich moved to ratify decision to purchase snowplow for ¾ ton pickup with contingency funds (\$6,200), seconded by Bob. Motion passed unanimously.

c. **Chains for loader** – Rich moved to approve chains for the loader with funds contingency funds, seconded by Ken. Motion passed unanimously.

d. **New tires for dump truck \$2,300** - Can wait until spring for tires.

e. **Cameras at both gates** – Follow-up needed with Paul Copper on gate camera recommendations.

e. **Broadband discussion** – Cindy reported on Lake County broadband project and will provide updates as they happen. BLE will not be offering internet service at the lodge.

f. Bob reminded members not to contact our association's law firm. The attorney firm is retained to protect ELHA interest and Bob is the only designated representative for association matters.

g. Next board meeting is scheduled for April 1st, 9:00 AM. One item to be discussed will be the two board positions available for members to self-nominate (by submitting a bio no later than May 26). Email to go out to membership next month.

11. Meeting adjourned at 10:47 AM