

BLE Board Meeting
April 1, 2017 – 9:00 AM

Board members present: Cindy Allgood, Ken Berendt, Rich Boon, Eric Flora, Aaron Oglesby, Adam Wiens

Board members with excused absence: Bob Dixon

Lot Owners present: Ed Kuiper, Ed Batterson, Marty Stevenson, Nancy Berendt, Mark Ward, Warren Flint, Tim Ratterman, Madelyn Ratterman, Conor O'Rourke, Andrea Hrusovsky, Diane Fedie, Dena & Aidan Strader, Troy Oliver, and Mitzi Yant

Caretaker present: Mark Larsen

1. Open Meeting – Cindy Allgood opened and chaired the meeting 9:00 AM, in the excused absence of the president.

2. Treasurer's Report (See Financial Statements for details) Ed Kuiper presented a summary of the budget, expenses, and assets. We recently received a \$10,000 payment for a past due debt that had been in the legal collection process. There remains only one significant past due debt that is also in the legal collection process. Ed summarized the balance sheet including major capital upgrades purchasing a front end loader and a new plow for the truck. He noted that the increase in the dues was put into the Capital Improvement Fund requiring board approval to be used. Dues collected on the Income/expense sheet are higher than budgeted due to the large delinquent payment indicated above. He noted that BLE also received interest as part of delinquent payment. Ed updated some of the account names to make the salaries and labor expenses clearer. Repair and maintenance of vehicles is higher than budget due to older equipment continuing to need repairs. Overall it looks like the fiscal year will finish with income higher than expenses. It was noted the current dues being received for next fiscal year are not reflected in these statements. A member requested notice of annual dues also be sent by email. A member asked about putting some of our reserves into CDs to get higher interest. Ed indicated now that interest rates are rising we should revisit.

3. Caretaker's Report –

a. **Progress Report** – Mark Larsen most of his time has been plowing snow and keeping roads clear. He also installed some road base. It was noted that due to the very deep snow and wind there are quite a few downed trees and BLE should have a work day to clear the downed trees.

b. **Equipment Update** – Mark was very appreciative to have the new backhoe and plow. With all the snow he wouldn't have been able to keep roads clear without those. This has reduced the amount of time spent on maintaining equipment which allows him to spend more time on tasks that need to be done.

4. ACC Report – Marty reported there were 2 applications approved: Dan Batwinas, filing 2, lot 27, addition and Nick/Shannon Wziente, filing 1, block 5, lots 9/10, new home construction.

5. Reminder of upcoming ELHA Board elections – Board elections are scheduled for July 29th Annual Member's Meeting. There are 3 terms expiring, currently being held by Cindy, Rich, and Adam. Members interested in being on the board are invited to submit a bio.

6. Hired Person to Help Caretaker – Conor O'Rourke has been hired part time to help with cabins and other tasks. Aidan Strader will be available to help during the summer. Mark has identified another person with equipment maintenance experience for board consideration.

7. Formal input process for all members is tabled at this time, until options are 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.**

8. **Colorado Telecom** – Cindy reported that a Colorado grant (CCT) is investigating adding high speed internet at BLE. This may require some small microwave repeaters on members’ property. They are determining the best locations and will contact owners of those properties. They will be at the June board meeting to report their findings, answer any questions, and present a potential plan/timeline.

9. **Lake County received a Wildfire Risk Reduction Grant** – Several people took advantage of this last year to chip slash and reduce fire danger. They will be doing this again this year and a notice has been posted on Nextdoor and BLE website, <http://beaverlakes.org/fire-mitigation/>. It was noted they asked for a donation for anyone that is not home and wants things chipped. It was also noted a wildfire assessment of each lot can be provided by contacting the county wildfire coordinator, Caroline Schaefer, 503-539-9483, Caroline@arkcollaborative.org.

10. Miscellaneous

a. **Camping in BLE** – Cindy stated that Lake County has a new camping ordinance and BLE Rules and Regs aren’t in compliance. Rich moved and Ken seconded to change the Rules and Regulations to be in line with the new ordinance. The motion passed unanimously.

b. **New tires for dump truck** – Rich moved and Aaron seconded, to approve up to \$2,800 for new tires when Mark needs them. The motion passed unanimously.

c. **Work Day at BLE** – Lake County is having a community clean-up day and it was suggested BLE may want to coordinate our work day with that. Members felt the BLE work day should be later, July or August. Cindy will post information on the Community Clean-up when she gets it. BLE will coordinate a separate work day at a future board meeting. The board requested that Mark take note of best locations for snow storage so we can make sure those areas are cleared in preparation for future winters. It was also noted that the Lake County Health Department will provide free radon test kits.

d. **Dam inspection** – Mark discussed what will be needed for the dams including removal of vegetation. Rich noted this could be part of our additional labor and/or work day.

e. **Cameras at both gates** – Adam agreed to contact the previous board member that had been working this item to get status. There is a member at the meeting that works for a security company and can provide a proposal.

f. **Additional mailbox pod** – The additional pod is in storage and will be installed when the ground has thawed. Mark has the list of people who have reserved boxes and will look into any of the current boxes not being used and could be reassigned. Contact Mark if you would like a box, for a one-time \$100 charge and stays with the lot/property.

g. **Fishing regulations** – Cindy noted the fishing rules have changed the season to be from ice-off to ice-on. It was noted by a member that the ability to donate to the fishing fund on the web site is not working. Cindy will follow up with webmaster (link is fixed as of 4/6/2017).

h. **Dry Fire Hydrant on Lower Lake** – It was noted the dry hydrant does not work during winter, and in case of a fire the fire department will break through the ice to obtain water.

11. Next meeting is June 10th, at 8:00 AM.

12. Meeting adjourned at 9:57 AM