

BLE Board Meeting
June 10, 2017 – 8:00 AM

Board members present: Cindy Allgood, Rich Boon, Aaron Oglesby, Adam Wiens

Board members with excused absence: Ken Berendt, Bob Dixon, Eric Flora,

Lot Owners/guests present: Marty Stevenson, Mark Ward, Lila Land, Leah Oglesby, Bob Bielarczyk, Ed & Georgie Gardinier, Warren Flint, Elaine Pacheco, Ken Donoher, Dan Wilkie, Jill Bromenschenkel, Aiden Strader

Caretaker present: Mark Larsen

1. Open Meeting – Cindy Allgood opened and chaired the meeting at 8:00 AM, in the excused absence of the president.

2. Treasurer's Report (See Financial Statements for details) A summary of the budget, expenses, and assets was presented. Last year's fiscal year reports will be available at the July meeting but we will have a significant surplus due mostly to collection efforts.

On the Balance Sheet: Accounts Receivable – amount has increased due to unpaid dues this year. Some have been received since May 31st. Designated – Capital Improvements – Increased May 1 by \$13,722 per the board's budget for heavy equipment replacement. Designated – Contingency – Upon receipt of accountant's inputs and tax return will be increased by last year's surplus. Net Assets-Unrestricted – Other – Will be reduced by last year's surplus amount which will be added to Contingency

On the Operating Income & Expense Budget vs Actual: Dues- Owners: a few more dues have been received. Payroll Expense: Have changed this line item name from salary expense to payroll expense. Higher than budget as it includes the assistant treasurer's May pay. A board approved adjustment will be made in June to move funds from contract labor to Payroll expense so then Payroll expense will cover all employee payroll.

Caretaker Health Insurance: this reflects two months at old rate; will be on budget at end of June.

3. Caretaker's Report –

a. **Progress Report** – Mark replaced the gas line to cabin 4 and the lodge. A new water line is needed to the lodge.

b. **Equipment Update** – Mark was very appreciative of the new tires on the dump truck. All the equipment is up and running.

4. ACC Report – Marty reported there were 4 applications approved: Tim & Anita Mihaylov, 2:96A, siding & roof color to complete application; Jim & Dona Schick, 1:1:11 & 12, repaint house; Cindy Allgood, 1:5:12 & 13, amend application, paint color; Troy Oliver, 1:11:3, new construction, garage.

There was discussion regarding trees damaged from snow plowing and standing dead trees and this raised the topic of two work days to be scheduled for Sunday, July 30th and Saturday, August 12th.

It was discussed that members could remove dead trees on their own, outside of a work day. The trees can be sprayed/marked and this will be coordinated with Mark and member signs a waiver prior to cutting/removing any dead trees. Adam will draft a waiver.

5. Reminder of upcoming ELHA Board elections – Board elections are scheduled for Saturday, July 29th Annual Member's Meeting and picnic, 10:00 AM. Ballots are being mailed out to lot members.

6. Hired Person to Help Caretaker – Conor O'Rourke has been hired part time to help with cabins and other tasks. Mark also has a mechanic helping with the equipment maintenance and repair.

7. Signs – Members are reminded of the rules concerning signs in our governing documents, CC&Rs Section 6.12, Restriction on Signs and Advertising Devices. (a) Except as provided in this Section no sign, poster, billboard, advertising device or display of any kind shall be erected or maintained anywhere on a Lot. (b) Political signs, which are signs intended to impact the outcome of an election or ballot issue, must be displayed in accordance with the Association's Rules and Regulations. (c) Two professionally lettered "For Sale" or "For Rent" signs not to exceed three feet by two feet may be displayed on a Lot. (d) Address posts are exempted from this restriction.

8. **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 Cindy is working to schedule dates for the chipper and will post to 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. A wildfire assessment of your lot can be provided by contacting the county wildfire coordinator, Caroline Schaefer, 503-539-9483, Caroline@arkcollaborative.org.

9. Miscellaneous

a. Open fires/trash – Members are reminded that burning of trash is prohibited as stated in CC&Rs Section 6.13 Trash Removal Restriction. No garbage, refuse, rubbish, or cuttings shall be deposited on any street, road or any Common Area or on any Lot, unless placed in a suitable container, suitably located, screened from public view, and protected from disturbance. The burning of refuse out of doors shall not be permitted anywhere on the Property. No incinerator or other device for burning of refuse outdoors shall be constructed, installed or used by any person. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. Members are urged to contact the fire department if they observe anyone burning trash on a lot.

b. Cameras at both gates – Adam is working with a vendor and will bring solar and electric power options for discussion at the next meeting. Mark will install signs on gates that were ordered last year, which provide fine notification verbiage.

c. Colorado Central Telecom – There is nothing new to report at this time and CCT hopes to be able to give an update and answer any questions at our member meeting on July 29.

d. Fishing Committee Update – Dan Wilkie outlined procedures for procuring badges, to be coordinated with Tim Ratterman and Aaron Oglesby. Fishing regulations will be updated and sent to all members, and posted. Rich moved to approve a wording change to the fishing regulations, seconded by Aaron. Motion passed unanimously. The wording to be added is “Owners are responsible for their fishing guests. Please make sure your guests know and abide by our fishing regulations. We want to provide a safe and enjoyable experience for our guests and protect our excellent fishery.”

Members are reminded that badges are required at all times and to record catches. Recording catches helps members have a better fishing experience and helps to monitor how many fish we have. Members of the fishing committee as well as BLE employees will work together to oversee fishing on weekends and greet guests who are fishing.

Signs at the lakes will be upgraded. Volunteers are needed to help with building fishing platforms and extending gravel out to allow for better access to lakes. Traps are being placed in the lakes to mitigate sucker issue. The fishing committee is considering a fishing clinic and fishing derby if members are interested.

e. Other: A member offered to help Mark with fixing fencing in caretaker yard. Details will be emailed to board members.

11. Next meeting is July 29th, at 10:00 AM, picnic to follow.

12. Meeting adjourned at 9:14 AM