

**Reminder:**

- *The gates must be closed at all times per the Court Order. Members will be fined for any transgressions.*

**BLE Board Meeting  
January 6, 2018; 8:00 A.M.**

Board members present: Bob Dixon, Andy Olear, Adam Wiens, Ken Berendt, Floyd Strader

Board members absent: Eric Flora, Rich Boon

Lot owners present: A sign up sheet was not prepared.

Caretaker present: Mark Larsen

**Agenda**

- 1) Open Meeting Adam
  - a) Roll Call of Board Members and Attendees
- 2) Treasurer Report Andrew
- 3) Caretaker's Report Mark
  - a) Progress Report
  - b) Equipment Update
- 4) ACC Report Marty
- 5) 2018 Board Meetings Group
- 6) Miscellaneous Group
  - a) Using local material for road base
  - b) Roofs for cabins 1, 2 & 3, well house and shop
  - c) Building a bin for winter sand/salt mix
  - d) Pole barn equipment storage on filing 2 lot 91
  - e) Cameras at both gates
- 7) Lake County Fire Evacuation Drill Full Scale Exercise - June 7th Group
  - a) Southern Lake County Incident - preparedness / evacuation meeting for BLE and Twin Lakes at club house 4 June
- 8) Adjourn

**Board Members Excused from Meeting**

Eric Flora  
Rich Boon

**Minutes**

- 1) Open Meeting: Adam Wiens, BLE Board President, opened the meeting at 8:00 A.M.
- 2) Treasurer Report: Bob walked through the December 31, 2017 financials (see attachments); explained that Board would spend time creating budget to train new board members.
- 3) ACC Report: all requests and approvals were announced.
- 4) Discussion held on temporary sheds; Lila Land requested shed guidelines and numerous members offered their perspectives; board announced that it will discuss guidelines for further discussion at next board meeting.
- 5) Off Leash Dog Park: Lila Land requested discussion on this issue; numerous members voiced their opinions and leash laws in surrounding national forest area discussed; issue tabled for potential vote during annual meeting.
- 6) Use of local material for road base: Floyd to work with subcommittee to analyze local material use and create

plan, timeline, and restoration plan prior to initiating use of material so members can voice concerns.

- 7) Roofs for cabins and shop discussed: Mark to obtain additional bids from roofers and discussion about spacing out replacement based on need.
- 8) Sand/Salt Bin: discussed construction, location, and cost of same .
- 9) Cameras at gates: issues raised regarding costs and logistics, staffing, etc., and discussion of electronic gates discussed with no trespassing signs/private property/ etc. posted at lower gate and top of community near CR 52; providing notice that road is private from top to bottom to keep out non-members; emergency service access discussed as well.
- 10) Water Rights Subcommittee: discussed creating subcommittee to research and participate in effort to obtain permanent water rights or renewal of rights which currently expire in 10-15 years. Bob identified water rights counsel and suggested considering engaging same for assistance.
- 11) Lake County Fire Drill announced for June 7.
- 12) Caretaker Report: Mark provided report and status of machinery and community projects; need for repair to hydraulic pumps, grader status. Board will update expenditure plans with Mark's input.
- 13) Fishing committee to explore cutting dead trees at lakes.
- 14) Discussion regarding septic tank improvements for the camping shower building. Board to determine needed upgrades and funding options.
- 15) Cabin Interiors & Improvement Committee was established by volunteers attending meeting. They will explore interior design and bathroom improvements as well as exterior painting/staining goals.
- 16) Internet may be provided from a relay at Warren Flint's house at west end of BLE. Review updates on NextDoor for latest information.
- 17) 2018 Budget created and is attached.
- 18) 2018 Board Meetings set for:
  - a) March 10, 8:00 am
  - b) May 12, 8:00 am
  - c) July 28, 10:00 am – Annual Meeting and Picnic
  - d) September 15, 8:00 am
  - e) November 3, 8:00 am
- 19) Adjourn: Meeting was adjourned at 10:30

BLE office contact information:

- E-mail address - [beaverlakesestates@gmail.com](mailto:beaverlakesestates@gmail.com)
- Phone - 719-486-0978
- Address - 585 Empire Valley Drive, Leadville, CO 80461