

Reminder:

- *The gates must always be closed after each use per the Court Order.*
- *All pets must be on leash and under control.*
- *Members will be fined for violations. See www.beaverlakes.org/documents/ for more information.*



Board Meeting

May 12, 2018 - 8:00 A.M.

Board Members Present:

Andy Olear, Ken Berendt, Floyd Strader, Rich Boon, Eric Flora.

Board Members Excused from Meeting:

Adam Wiens, Bob Dixon.

Lot Owners Present:

Jim Perkins, Warren Flint, Julia Laster, Chris Kearns, Mark Larsen, Beth Donoher, Ken Donoher, Nancy Berendt, Tim Ratterman, Clydene Strader, Sean Convery, Jonathon Bratz, Demetria Bryant, Marty Stevenson, Bradley Allen.

Caretaker Present:

Mark Larsen

Seeking Board Member Nominations

The Empire Valley Homeowners Association Board is seeking Board Members to serve on behalf of our community. There is one (1) position that is scheduled to turn over in July.

Please submit your nominations to beaverlakesestates@gmail.com or any Board Member and include a short bio of the person you are nominating.

Elections are held at the Annual Members Meeting and picnic which will be on Saturday, July 28, 2018 at the Lodge.

Minutes

- 1) Open Meeting: Eric Flora, BLE Board Secretary, opened the meeting at 8:00am since the President and Vice-President were unable to attend. The board voted this is an excused absence for both Bob and Adam. It was determined that a quorum of the Board was present. The Board unanimously elected Andy President pro-tem to lead this meeting.
- 2) Treasurer Report: Andy gave a treasurer's report noting all dues are paid up. Andy passed on thanks from the accountant to the Board over the past several years for being very successful at collecting fees and bills that were past due.
- 3) The year that ended at the beginning of May had about \$30K surplus but there are several projects needed, e.g. large road needs, dam maintenance, equipment maintenance/replacement, etc.
- 4) The Board discussed the need to look at long term projects and priorities like what we are doing with heavy equipment.
- 5) A member asked about the water rights, Andy stated we are looking at it but current agency where we lease rights won't discuss renewing until they get closer to expiring.
- 6) Caretaker Report:
 - a) Cabins are now open and available after winter.

- b) Mark is working on the corral with some volunteer labor. He is anticipating completing it soon.
 - c) Equipment is currently running but challenging to keep it running. Grader is 38 years old and needs work. Loader is over 30 years old and needs an injector pump which will be expensive to rebuild plus other parts aren't available for it. Water truck has several problems and it's very difficult to find parts. The dump truck is also old with problems getting parts (only rebuilt parts are available). The backhoe is very good. Mark isn't sure whether the loader or dump truck should be replaced next. A member noted the loader is probably the highest priority because any part failure may make it impossible to repair since parts are not available. A good used loader will be \$40-50K. Andy noted we probably have a \$47K that could be spent but need an overall plan to present at the Member Meeting. Rich noted we may be able to get a loan, if needed, now that we have some reserve funds.
 - d) Rich knows about a 5-ton dump truck that is for sale which can be driven on the street; Rich will get Mark in touch with the seller.
 - e) Ditch supplying water to lakes needs quite a bit of work including pond liner replacement with a wider liner. Rich will investigate acquiring the pond liner.
 - f) Mark noted it will save quite a bit of money if we can pick up road base ourselves since delivery costs are almost half of the cost of road base. He is working on getting some road base by screening BLE on-site material to reduce expense of buying road base. Mark anticipates we may be able to get up to two-thirds of the road base on-site to save money. The lower road needs significant work. Some of the rocks from the road that cause lots of problems could be used in dams but require work to remove and move them. Rich moved to instruct Mark to do test dig where we are proposing to obtain on-site materials, motion passed unanimously.
 - g) Mallard Road extension has issues due to the wetlands in location where it was originally planned so we are considering alternatives.
 - h) Five BLE buildings need new roofs and include: cabins 1, 2, & 3, well house, and shop. We received bids from Oscars and Martinez. Several members have used Oscars successfully. Ken noted we probably need to replace roof on corral also, which Mark noted is roll roofing and could be a work day project.
 - i) Mark is considering building a berm and trees behind the equipment yard to reduce visibility. It was suggested that the trees be provided by the Owner adjacent the yard who would most benefit from the berm.
 - j) Mark is considering building a sand and salt bin to keep salt from rusting equipment.
 - k) Ken will prepare a list to organize the budget and proposals for costs associated with potential / required capital improvements.
- 7) ACC Report: Marty reported there were three new ACC applications approved:
- a) Ursula Gilgulin, 308 Empire Valley Dr, new house.
 - b) Barry & Barbara Dubrosky, 1626 Empire Valley Dr, shed.
 - c) Glenn & Leona Brenchley, 128 Empire Valley Dr, temporary dog run.
- 8) Cabin committee: Nancy Berendt provided report from cabin committee. They have replaced furniture and wall decoration, so they look much better.
- a) The committee has given each cabin a theme (Alpine, Fishing, and Miners).
 - b) Mark suggested we could get internet from the new internet provider.
 - c) The bathrooms on cabins 2 & 3 still need quite a bit of work.
 - d) A member suggested we should raise the rent and committee feels they could be raised from \$50 to about \$75-80, particularly if they have internet. Rich moved that the rent be raised to \$75 for large cabins

and \$60 for the smaller one for all new reservations. Motion passed unanimously.

- e) Mark to get the tank pumped out at the Camp Shower House. It needs to eventually be pumped and piped to the septic system at the small cabin (Miners) to reduce needs to continually pump it out. After discussion on alternatives it was decided to get through this summer by hiring pumping and get an estimate for fixing.
- 9) Campground Fees: Campground fees are currently \$3 including hook ups which are extremely low. Ken moved, Rich seconded to raise rate to \$15 for new reservations. The motion passed unanimously.
- 10) Off-Leash Dog Area: a member talked to National Forest and all Forest Service land is off-leash as long as it's not a Wilderness Area, so people can go just outside BLE for off-leash areas.
- 11) Gates: Board decided to drop the topic of cameras at the gates from the agenda as it was determined to be too expensive. It was noted we don't have a date when upper gate will have to be closed.
- 12) Temporary Labor: Mark asked if he could continue to use Aden. Board noted the authorization to hire temporary labor remains in effect and can continue to use him.
- 13) Work Day: It was suggested having work days on the day of the Member Meeting (after the meeting) and the next day. The Board requested Mark create list of tasks (e.g. corral roof, clean up, downed tree removal, painting, etc.) that would be appropriate.
- 14) Water Rights Committee: Recently found there are several boxes of information in the office which need to be reviewed. They are still collecting data.
- 15) Lake County Emergency Drill: June 7th, this was discussed at the last meeting and there is good information on the Twin Lakes web site, also some info on the BLE site.
- 16) Fire Mitigation: Andy emailed the point-of-contact with the Forest Service and is awaiting response. It was noted that fire mitigation expenses may be deducted on Colorado State Income Taxes. Check with your tax advisor.
- 17) Accountant Search: We have received applications and are interviewing. The current accountant is helping with the interview process. Ken volunteered to update and maintain the address list.
- 18) Preparation for Annual Member Meeting: Meeting is July 28th. Board nominations need to be solicited and we will need to get ballots out for Board member term(s) that are expiring.
- 19) Topics from the floor:
 - a) BLE Owned Lot: It was asked if we should put the lot across from equipment yard on the market. The Board noted the current plan was to keep it as a potential garage for equipment or other use. We will put that on the agenda for the Member Meeting.
 - b) Fishing Committee: They are considering temporarily emptying the upper lake while work on supply ditch is proceeding to fix pipe at top due to: erosion area below it, silt build up, eradication of suckers, etc.. Unfortunately, we don't know of a way to reroute water to keep the lower lake getting fresh water which will have to be worked out.
 - c) If members see people fishing without badges they should ask them to leave and call the Sheriff if they continue to fish.
 - d) Lake Naming: It was suggested we should name the lakes and ask for ideas from the members. We will consider this at the Member Meeting.
- 20) The meeting was adjourned at 9:30 am.

BLE Office Contact Information:

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- E-mail Address: beaverlakesestates@gmail.com
- Phone: 719-486-0978
- Address: 585 Empire Valley Drive
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Future Meeting Dates for 2018

- July 28, 10:00 am – Annual Meeting, Board Elections and Picnic
- September 15, 8:00 am
- November 3, 8:00 am