

BEAVER LAKES ESTATES

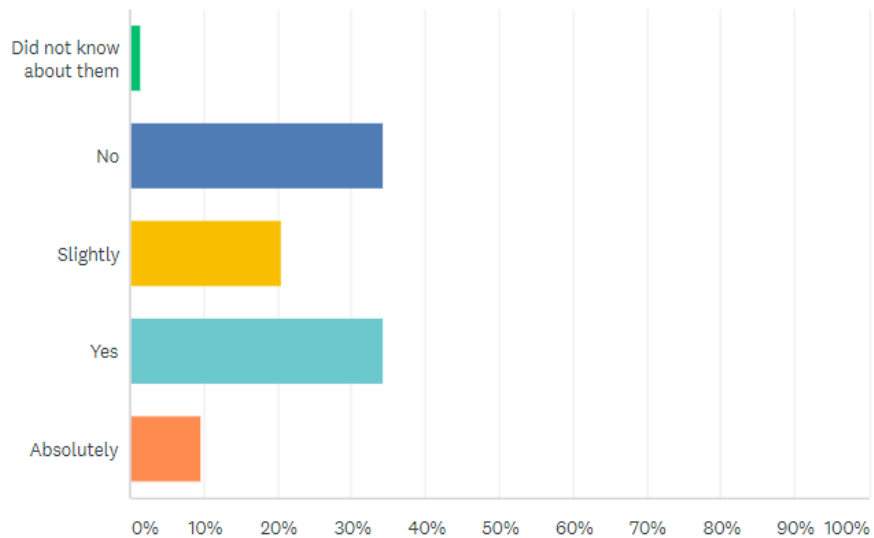
LODGE, CABIN & CAMPGROUND SURVEY RESULTS

7/9/2019

1

When you initially purchased your property was the availability of the Cabins, Campgrounds, or the Lodge a factor in your purchase?

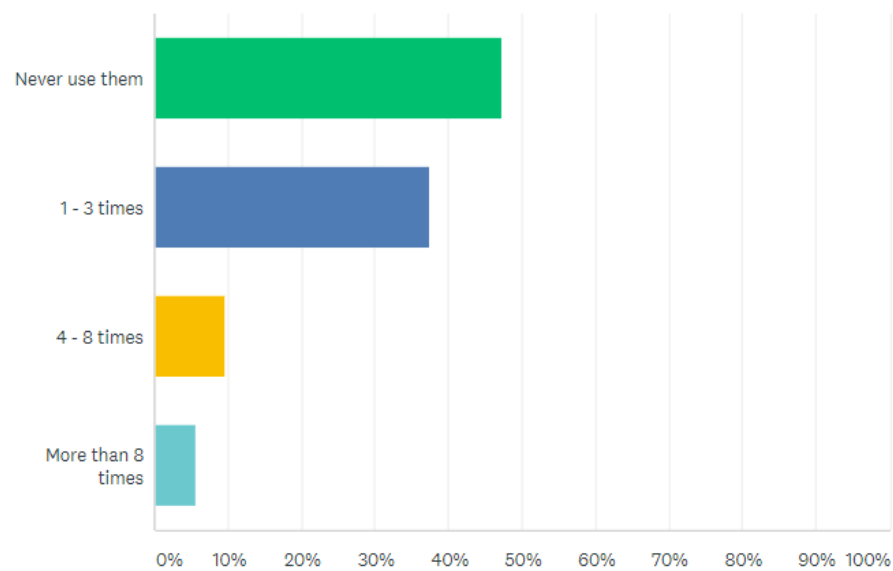
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ Did not know about them	1.37%	1
▼ No	34.25%	25
▼ Slightly	20.55%	15
▼ Yes	34.25%	25
▼ Absolutely	9.59%	7
TOTAL		73

How often in the last 5 years have you reserved a Cabin for your family or friends?

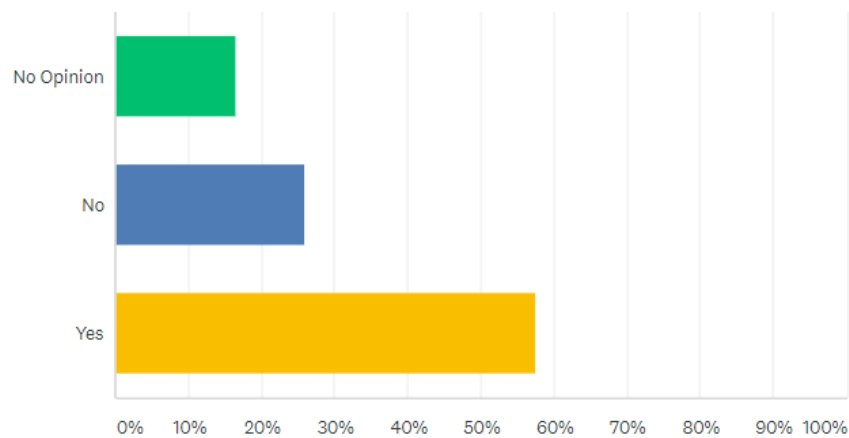
Answered: 72 Skipped: 1



ANSWER CHOICES	RESPONSES	
▼ Never use them	47.22%	34
▼ 1 - 3 times	37.50%	27
▼ 4 - 8 times	9.72%	7
▼ More than 8 times	5.56%	4
TOTAL		72

Are the Cabins an amenity BLE should maintain?

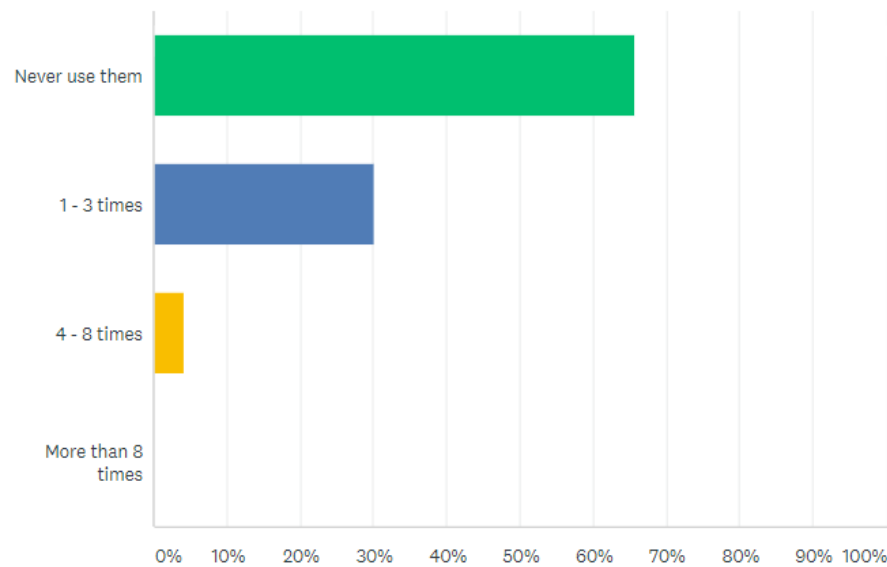
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
No Opinion	16.44%	12
No	26.03%	19
Yes	57.53%	42
TOTAL		73

How often in the last 5 years have you reserved a site at the Campgrounds for your family or friends?

Answered: 73 Skipped: 0

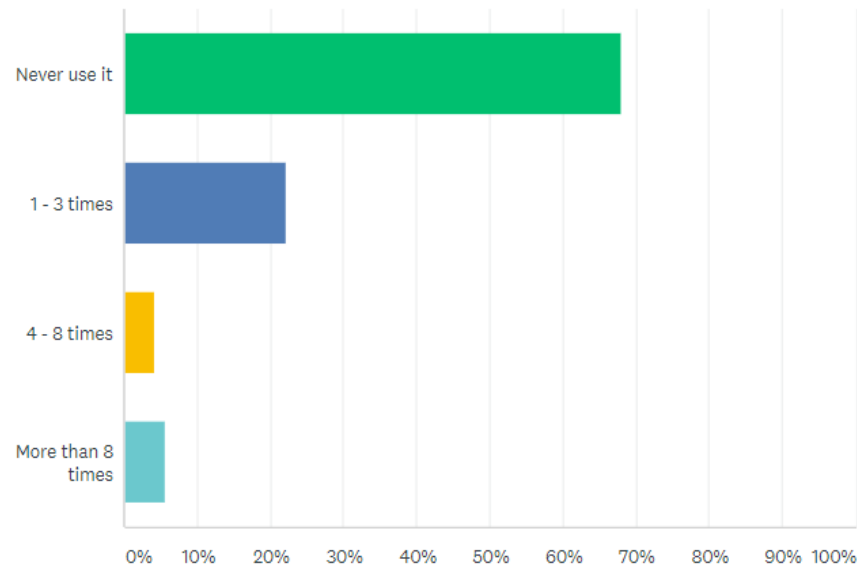


ANSWER CHOICES	RESPONSES	
▼ Never use them	65.75%	48
▼ 1 - 3 times	30.14%	22
▼ 4 - 8 times	4.11%	3
▼ More than 8 times	0.00%	0
TOTAL		73

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How often in the last 5 years has the Shower House at the campgrounds been used by your family or friends?

Answered: 72 Skipped: 1

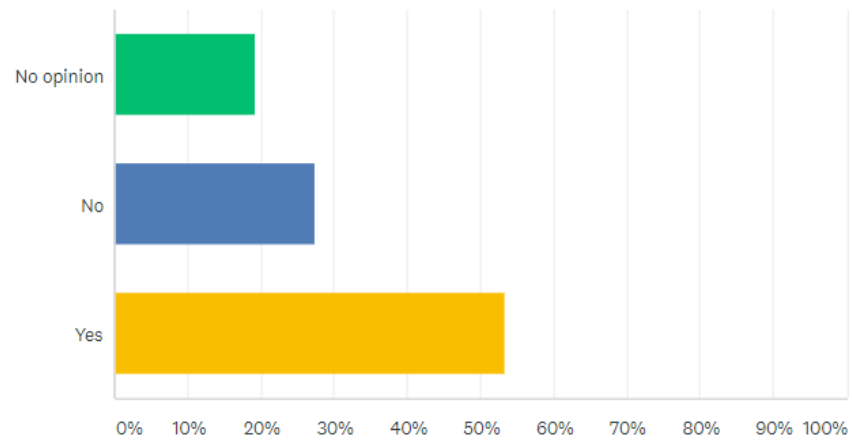


ANSWER CHOICES	RESPONSES	
▼ Never use it	68.06%	49
▼ 1 - 3 times	22.22%	16
▼ 4 - 8 times	4.17%	3
▼ More than 8 times	5.56%	4
TOTAL		72

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Are the Campgrounds and Shower House amenities BLE should maintain?

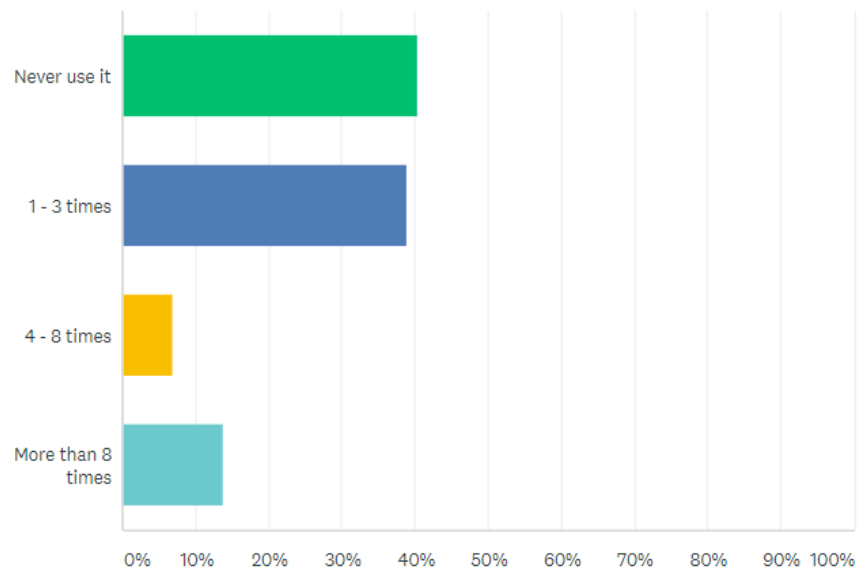
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
No opinion	19.18%	14
No	27.40%	20
Yes	53.42%	39
TOTAL		73

How often in the last 5 years have you used the Lodge?

Answered: 72 Skipped: 1

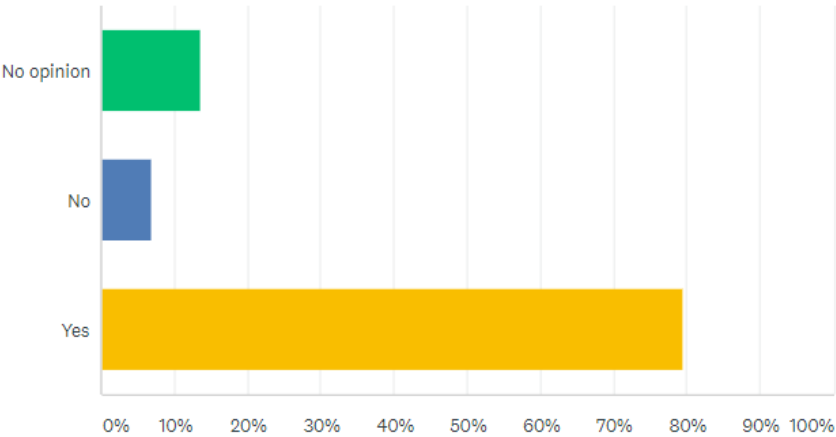


ANSWER CHOICES	RESPONSES	
▼ Never use it	40.28%	29
▼ 1 - 3 times	38.89%	28
▼ 4 - 8 times	6.94%	5
▼ More than 8 times	13.89%	10
TOTAL		72

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Is the Lodge an amenity BLE should maintain?

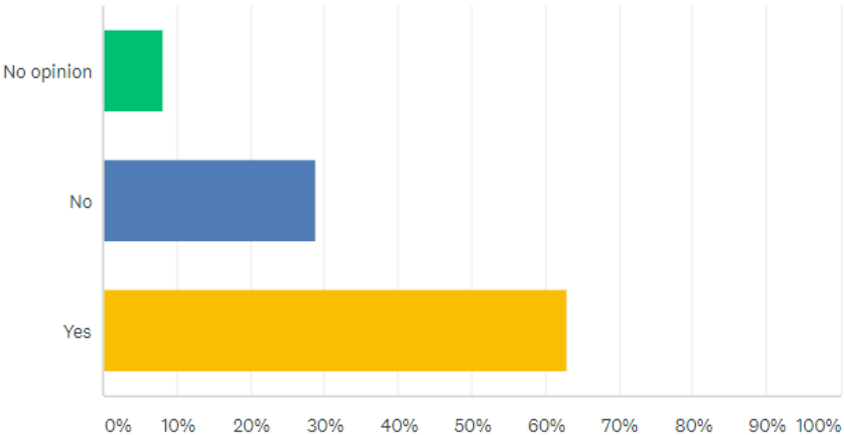
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
No opinion	13.70%	10
No	6.85%	5
Yes	79.45%	58
TOTAL		73

Should BLE incur a onetime expense of approximately \$42,000.00 to replace the Septic Systems for the Lodge, Miner’s Cabin (#4) and the Shower House at the Campground?Without this replacement the Shower House will remain closed. The septic system for the Miner’s Cabin and the Lodge is near failure and they may need to close soon. Portable toilets would need to be rented to keep the lodge operational.

Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES	
No opinion	8.22%	6
No	28.77%	21
Yes	63.01%	46
TOTAL		73

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Please provide any other comments or recommendations for improvements that you would like regarding the Cabins, Campgrounds and Lodge.

Answered: 43 Skipped: 30

Showing 43 responses

Between the septic and planned capital improvements to cabins it is nearly a 6 figure investment or more. We should look at the expected life of these repairs i.e. 20 years, annual historical rental use, ongoing expected upkeep expenses and then price the use of these amenities to support the ongoing upkeep and maintenance. They should be self sustaining from rental fees and not a burden on all members many of whom do not use and should not have to subsidize so others can rent at a discount to the costs to simply maintain them.

Great amenities for BLE residents. Should be maintained and updated.

No comment

I thought this was already planned and being replaced this summer. What happened?

We have been living in BLE for less than a year. The cabins and campground were not a draw for us when buying. We can't imagine ever using them. We know the lodge is useful for meetings and for that sake we think it's beneficial. If the cabins were to stay we think the cost per night should increase.

Regular appropriate maintenance of septic systems According to the 4 year Capitol improvement budget the septic system was budgeted at \$21,500 (section 14.3) According to May 18, 2019 minutes item 8 septic tank update the contractor was starting soon.

Just like the lakes, the community areas are an asset especially for lot owners but also for cabin owners who need space for visitors to stay. In our case, we have been owners since August of 1998. In addition to the purchase expense and 21 years of taxes and homeowner dues each year, the benefit used consistently every year is a week stay at one of the Reasonably priced cabins. I don't add much to the road wear and tear but my homeowner dues help keep them in good shape and those homeowners who don't use the community areas need to help maintain them for the good of all like the lakes, and roads.

Priorities would be cabins & lodge. Don't think we need the shower house. People who are camping can more than likely use their friends shower who reserved the spot.

Please make it a priority to keep open year round the miners cabin.

It would be nice to have picnic tables and fire rings at each of the campsites if possible.

HOA dues MUST be lowered. The typical YEAR-ROUND, SINGLE-HOMEOWNER simply cannot continue to pay rising costs. I will support any idea that may reduce the costs of living here.

We love the cabins and have used all of them. I would love to add a few hooks for jackets or towels. Thanks for all you do.

The lodge is a great place to gather! Whether it's for an HOA meeting or just for families to enjoy. Our property is within close proximity to the lodge so it's a nice destination for a walk or just to sit and watch the sunset. We've reserved the miners cottage 1 time and it had a nicer bathroom than the Alpine cottage. So, I would probably recommend that cabin over the others for friends. Maybe an official fire pit could be added to the lodge to encourage impromptu gathers in the evenings. Or for a happy hour a few times a month. So, I vote to keep these amenities!

The only use I've ever made of the Lodge is the annual meeting and the garage sale. It is useful for those reasons, and having toilet facilities is essential. Not porta-potties, but real toilet facilities.

It would be great if we could redecorate the lodge and make it more of a gathering location for large groups. With all the large furniture it's really difficult to rearrange. It would be great to simplify the area and get rid of unused items. We could possibly get folding tables and organize what we have a little better. It's a great space, it just needs a little revamp. I would also say the cabins need a little more attention. They are great for friends and family but I think we should have someone possibly volunteer to help maintain them. Mark does a great job but I'm sure he has a lot going on with everything else he does around here. I do take pride in where I live and I would like others that come to visit to see that.

I don't think that the cabins or the campground is used enough to warrant the expenses to the home owners. And if they don't have enough rentals to cover the cost of maintaining them we shouldn't have them

Rental cabins should not be subsidized with money from dues. They should be self-sufficient. Its simple supply/demand, if the prices are raised to make them self sufficient and people don't book them there isn't a need for the cabins. Its ridiculous for the entire community to subsidize cabins for other members/guests.

These are great amenities for BLE and raise the value of all properties for all members. It's important to maintain them since the county may not allow them to be replaced once they've been removed.

When we first purchased our land, we stayed in the Miner's cabin quite often. The other 2 cabins were really out of shape and when we rented them once (for a group of friends of our kids) i moved into my truck on day 2. So it may be worth it to keep the campgrounds and cabins for others to use. Our family personally does not need the cabins, campgrounds or the lodge. However, BLE HOA spends money on worse things, such as lawyer's fees. The 42k should be in the normal budget, without increasing budget or extra assessments.

We only recently purchased our lot in BLE, approximately one year ago, and have not yet had a chance to use these amenities though we are hoping to. I've expressed "no opinion" in several places since I haven't used them yet, but they seem like great amenities to have.

42k seems very high. I replace my house system(which was on a seepage pit) for 8k about 5 years ago

The Cabin Rental Money seems to roll into the BLE income. This should be considered a separate line item so that the cabins and their maintenance are self sustaining. When the income reaches above a set limit that then should roll toward the excess fund. This theory of Go Big or Go Under is dangerous to the community. I feel that the RV spots should be rented and listed individually. This not allowing rentals because of silly reasons is a crock Money is not being made granted its what 10-15 a night?

We "might" support maintaining the small cabins if they were open year round. Not a big deal either way to us. We bought to live here in the peace and quiet.

Cabin rental is a serious liability for the association and raises the potential for serious insurance coverage issues. We have wondered if the coverage is adequate for the potential dangers to renters. Keeping the lodge provides a good central location for community meetings, but it is not worth \$42,000 to keep the septic working.

I think we should continue to maintain and/or improve the campground and Lodge. I don't know enough about the conditions of the cabins and what level of improvements and upkeep are necessary.

I know this is a can of worms that has just been closed... It would be wonderful if the cabins could pay for themselves. Allowing them to be rented as a STR for a year or two could bring in enough money to pay for their repairs and maintenance. Sorry—I know this is a sensitive issue!

The improvements have been voted on many times and agreed to be completed. They were also listed as part of the capital improvements that was part of the increase. Cabin rates were also increased to cover improvements. We should finally follow through with this work.

If the cabins are in bad shape maybe they should not be rented out anymore and just be used for storage

Replace septic for lodge and adjacent cabin, that way we keep 1 rental cabin for folks that want it and keep the lodge up and running for meetings and community members events

Septic for the lodge would allow us to keep lodge, cabin #4 and shower house open. Maybe the conversation should be around the 2 cabins by the caretakers home. Is the caretakers home and those two cabins a combined septic? Should we maintain those 2 cabins?

I never use them personally but I think it's a great amenity for the community. The amount works out to \$234 per person to keep them working so I think we should.

We are against anything that raises the HOA fees!!!

I am concerned about the expense since we are also considering purchasing water rights, which seem more important in the long run. I am fine with the Lodge having a portable toilet.

Need to fix the bathrooms in the cabins and bring them up to at least a good standard

From an expense purpose the cabins should be able to pay for themselves without being an ongoing expense. Any cosmetic updates (outside of a must-have major expense like a septic system) should be from income produced.

It would be great if a door could be added between the living room and the bedroom in the Alpine Cabin.

The income from the cabins do not warrant upkeep expense. The cabins could be sold and the money used to buy the water rights.

As a real estate agent the lodge, cabins & campgrounds/shower house are a major selling point in buying in BLE. It help the swallow the bitter pill of our HOA dues. I think the campground could use some upgrading as for as making the ground level.

Winterize the lodge bathroom. Replace windows with newer. Upgrade and winterize all cabins

If the cabins are not self sufficient why do we pump money into them they should pay for themselves looks like we don't collect enough money off of them

If cabins are retained and need repairs/renovations, a planned reserve for that purpose needs to be established ... these funds should NOT come from dues and dues should not be increased.

Lets keep the renovations of the cabins going, complaints from out guests are the appliances and the bathrooms especially.

The cabins need updated bathrooms and outside painting/staining. Like the new furniture and decorations. Nice to see the lodge painted up and the new bathroom there. Could fix some broken window at the lodge.