

Reminders:

- 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.beverlakes.org/documents/ for more information.



Board Meeting

November 23, 2019 – 9:00 A.M.

Board Members Present:

Ken Berendt, Rich Boon, Eric Flora, Bob Dixon, Andy Olear, Karen Runowski, Floyd Strader

Board Members Absent:

Adam Wiens

Lot Owners Present:

Mark Larsen, Marty Stevenson, Lila Land, Warren Flint, Tim Ratterman, Madelyn Ratterman, Glenn & Leona Brenchley, Jim Perkins, Brian Runowski, Patrick & April Frank

Caretaker:

Mark Larsen

Agenda

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| 1. Open meeting | Bob, President |
| a. All members please sign in | |
| b. Board members present | |
| c. Excused absences | |
| 2. Approval of Minutes Posted on BLE Website for Sept 23, 2019 | Group |
| 3. Treasurer Report | Ken |
| 4. Caretaker's Report | Mark, Caretaker |
| a. Progress Report | |
| b. Equipment Status | |
| c. Lodge Septic Update | |
| 5. Architectural Controls Committee (ACC) Report | Marty |
| 6. Four Year BLE Improvement Plan and 2020-2021 budget proposal | Group |
| 7. Establish board, annual Member meeting, and budget meeting dates for 2020 | Bob |
| 8. Adjourn | Bob |

Minutes

- | | |
|---|----------------|
| 1. Open meeting – Bob opened the meeting at 9:00 am. | Bob, President |
| a. Board members present Ken Berendt, Rich Boon, Bob Dixon, Eric Flora, Andy Olear, Karen Runowski, and Floyd Strader | |
| b. Board member absent: Adam Wiens | |

2. Approval of minutes as posted on BLE website Group
 There were no changes to the minutes as posted on the BLE website; Ken moved, and Karen seconded approval as posted; the motion passed unanimously.
3. Treasurer Report Ken
 This item was deferred to later in the meeting with the budget development.
4. Caretaker's Report Mark, Caretaker
- a. Progress Report
 Mark indicated all buildings have water turned off and lines blown out.
- b. Equipment Status
 Mark stated all equipment is currently operational.
- c. Lodge Septic Update
 Mark reported the new septic system and associated electrical work is complete. There are a couple small items remaining, but they don't prevent it from working. As part of the electrical inspection it was found the main power pole is missing the weather head which BLE must have replaced. This work may require shutting off the power to the upper filing for a short period. Mark will work with the electrician and Sangre de Cristo Electric to complete this work. Mark will also be completing work to restore power to the campground.
5. Architectural Controls Committee (ACC) Report Marty
 Marty reported 20 applications have been approved this year. They were not reviewed at the meeting and are included below:

Name	Filing:Blk/Lot	Description	Action/Date
Jeff & Kim Pierron	1:6/17	Enclose deck, garage addition	Approved 5/1/2019
Dan Byrne	2:52	New metal roof	Approved 5/20/19
Bob Davis	2:32	Retaining wall, roof repair	Approved 5/21/19
Chris Ruskey	1:6/24A	Driveway extension, shed	Approved 5/28/19
Stein Bronsky	2:18A	New garage	Approved 5/28/19
Janis Lind	1:11/18	New shingle roof	Approved 6/13/19
Dan Wilkie	1:12/9 & 10	Deck addition	Approved 6/14/19
Chism/Meroney	2:21	New house & garage	Approved 6/20/19
Andrew Kaldany	2:7	Enclose deck/sunroom	Approved 7/2/19
Steve & Anna Petersen	1:7/1	Relocate shed	Approved 7/5/19
Curtis Over	1:11/1	Replace deck	Approved 7/8/19
Ed Kuiper	2:50	Tree removal (for view)	Denied 7/11/19
Bret & Cindy Marascola	1:9/2 & 3	Driveway	Approved 7/16/19
Stewart & Connie Clark	1:9/12	Tree removal (for construction)	Approved 7/19/19
Duane & Betty Ready	2:30	Touch-up paint, yard work	Approved 8/13/19
John Boak/L Keller	1:9/14	Shed	Approved 8/29/19
Josh & Amber Polston	1:1/8 & 9	Dog run, wood storage	Approved 9/1/19
Sean Convery	2:74	Building site prep (dirtwork)	Approved 9/11/19
Ben & Jenna Bartosz	1:2/3 & 4	Tree removal (hazard)	Approved 10/11/19
Timothy Moutrie	2:4	Tree removal (satellite installation)	Approved 10/11/19

6. Four Year BLE Improvement Plan and 2020-2021 budget proposal

Group

Bob introduced the process for establishing next fiscal-year's budget. Bob reviewed this year's to-date expenses as a starting point. He noted the septic system cost more than planned but we were able to get it done this year and it will last many years. The dam work this year was about \$30,000 lower than planned but we will have more expenses in future years that will need to be budgeted (see notes below regarding dam maintenance). Bob noted the legal fees for water and other fees are combined in the financial statement but should be separate. Ken will work with the bookkeeper to have them separated.

Bob then reviewed a spreadsheet that estimates all the major improvements that are needed in future years. The following summarizes the discussions for the upcoming major improvements:

- a) Karen reviewed where things stand on the dams. She has been working with the state inspector. The lower lake dam grading, rip rap, catwalk, etc. have been completed. The upper lake has some grading that is needed, but not as much as the lower lake dam required, plus rip rap and other repairs. We have videos of the outlets for both lakes which may need to be replaced or lined depending on the state inspector's review and direction. She feels we should put \$17,000 in the budget for next year, pending decisions on the overall budget.
- b) Floyd and Rich discussed putting in new lining on the water inlet channel which will require significant work. It was decided to budget \$7,000 for this effort, pending decisions on the overall budget.
- c) To improve the fishing, there is a list of potential items for the lakes that had been provided by the fishing committee. Members at this meeting felt aeration in the lower lake is a priority. It was decided to suggest \$5,800 for next year, pending decisions on the overall budget.
- d) Water rights are still in the early stages and it was originally suggested we put in \$147,000, some of which may be financed over multiple years, pending decisions on the overall budget. Budget discussions later in this meeting resulted in putting in \$43,000 for next year. The overall process will take several years, and the financing will need to be worked as it progresses.
- e) It was agreed to postpone a proposed pole barn for equipment storage as we have higher priority tasks for next year.
- f) There was a discussion about roofs on cabins that haven't been replaced. It was suggested we put \$8,000 for next year for one roof and move the other roofs to future years. None of the roofs are currently leaking.
- g) Floyd noted there are still a few areas of the roads that need some larger material, i.e. gravel, to mitigate areas that get muddy. It was decided the normal budget was enough. Mark discussed the culverts, which need normal improvements and the normal budget should suffice.
- h) Andy expressed a concern that some members feel some items in the budget should pay for themselves. It was agreed to table this topic to another Board meeting.

The Board then reviewed a spreadsheet developed by Bob as a starting point for the budget. This spreadsheet included prior year actual expenses and averages of the previous 3 years. Each line was reviewed and adjusted based on current estimates, major improvements as discussed above, known changes to costs, etc.

Rich moved and Eric seconded adopting the budget as modified. This budget will be posted and mailed. A budget ratification meeting will be held in conjunction with the January Board meeting. This budget is balanced and reflects the same dues of \$1,400 per member as last year. As indicated above and discussed at the Special Water Rights Member Meeting in July, depending on permanent water rights contract negotiations, the Board and/or membership may engage in additional discussions regarding how to finance the costs associated with the purchase of water.

7. Establish board, annual Member meeting, and budget meeting dates for 2020 Bob
The Board established dates for future meetings as listed at the end of these minutes.

8. Other business

Bob and Karen discussed a letter to be sent to a real estate agent that put a sign on another person's land and incorrectly implying access to an undeveloped lot is through another person's property.

Bob noted that a house on Elk Rd that had been a significant fire hazard and significant detraction from BLE. A letter was sent to the owner, who subsequently sold it. The new owner has nearly completed demolition and removal of all the materials.

Bob reviewed letters sent regarding RV storage and a lot with a vehicle that hasn't been moved.

Bob noted there has been no change on the Short-term Rental lawsuit and our attorney indicates it could take months or years to resolve.

Bob indicated BLE is in process of filing for an easement on the lot that BLE owns in preparation to put it on the market in the summer.

9. Adjourn: The meeting was adjourned at 10:50 am.

BLE Office Contact Information:

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Future Meeting Dates for 2020:

- January 4 Budget Ratification and Board Meeting 9:00 am budget; 9:30 am Board
- March 28 Board Meeting 9:00 am
- May 16 Board Meeting 8:00 am
- July 25 Board Mtg & All-Member Picnic 9:00 am meeting; Noon picnic
- November 21 – Board Mtg for FY 2020-2021 Budget 9:00 am