

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.beaverlakes.org/documents/ for more information.



Board & 2020-2021 Budget Ratification Meeting

January 4, 2020 – 9:00 A.M.

Board Members Present:

Ken Berendt, Rich Boon, Andy Olear, Karen Runowski, Floyd Strader

Board Members Absent:

Eric Flora, Adam Wiens

Lot Owners Present:

Marty Stevenson, Lila Land, Ed Batterson, Warren Flint, Dena Strader, Glenn & Leona Brenchley, Brian Runowski, Martha Boon, John Timar, Jamie Becker, Jeff & Kim Pierron, Brad Allen

Caretaker:

Mark Larsen

Agenda

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|---|------------------|
| 1. Open meeting | Adam, Vice Pres. |
| a. All members please sign in | |
| b. Board members present | |
| c. Excused absences | |
| 2. Approval of Minutes Posted on BLE Website for Nov 23, 2019 | Board |
| 3. Election of Board President | Board |
| 4. ACC Nominations | Board |
| 5. Treasurer Report | Ken |
| 6. Caretaker's Report | Mark, Caretaker |
| a. Progress Report | |
| b. Equipment Status | |
| c. Lodge Septic Update | |
| d. Sell road drag and other unused equipment | |
| 7. Architectural Controls Committee (ACC) Report | Marty |
| 8. Water Rights Contract status | Karen |
| 9. Implementation Planning for Major Improvements in 2020 | |
| a. Dam | Karen |
| b. Ditch | Floyd |
| c. Lake | Karen |
| d. Cabin Exteriors | Ken |
| 10. Other Business | Board |
| a. Moyer ditch collapse | |
| b. | |
| 11. Adjourn | Adam |

Minutes

1. Open meeting – In lieu of Adam (Vice President), Rich opened the meeting at 9:00 am. Rich
 - a. Board members present Ken Berendt, Rich Boon, Andy Olear, Karen Runowski, and Floyd Strader
Adam, Vice President, was unable to attend this meeting due to last minute unexpected circumstances so Rich facilitated this meeting.
 - b. Board member absent: Eric Flora and Adam Wiens
Karen moved and Floyd seconded approving Eric for an excused absence; motion passed unanimously. Floyd moved and Karen seconded Adam for an excused absence; motion passed unanimously.

2. Approval of minutes as posted on BLE website for Nov 23, 2019 Board

There were no changes noted to the minutes as posted on the BLE website. Floyd moved and Karen seconded approval of the minutes as posted; the motion passed unanimously.

3. Election of Board President Board

Bob Dixon, previously President, has resigned from the Board after serving on the Board for over 12 years. As Bob did a large number of things, the Board created a list of topics, tasks, and actions needed throughout the year. Rich read and explained the items on this list. Based on prior discussions, Karen moved to appoint Adam as President and Floyd seconded; the motion passed unanimously.

4. ACC Nominations Board

It was agreed to add Rich to the Architecture Control Committee (ACC).

5. Treasurer Report Ken

As the books are in work by the bookkeeper, no report was available. A report is planned for the next meeting

6. Caretaker's Report Mark, Caretaker
 - a. Progress Report
Mark indicated most of his time has been spent keeping the roads plowed and drivable.
 - b. Equipment Status
Mark stated all equipment is currently operational. He recently replaced the fuel injection pump on the grader.
 - c. Lodge Septic Update
The lodge septic system is complete, and all inspections have been performed, including the electrical for the septic system. There is some grading at the campground to be done once the ground thaws. There will also be some revegetation where the septic system was installed. Mark will chip remaining aspen pile and spread over top of drain field to naturalize ground area. The campground will have 6 new RV spots with electric hook-ups.
 - d. Sell road drag and other unused equipment
No discussion.

7. Architectural Controls Committee (ACC) Report Marty

Marty reported there have been no new applications since the last meeting.
8. Water Rights Contract Status Karen

Karen reported that negotiations are continuing with the sellers of the permanent water rights. BLE is proposing to purchase all the rights this seller has available, but the precise amount won't be known until the offer is complete and the transfer is approved by the Colorado state water court. BLE is partnering with the Pueblo Water for management of the rights once purchased. An application for a 30-year loan is in process with the interest rate anticipated between 1.9% and 2.4%.
9. Implementation Planning for Major Improvements in 2020
 - a. Dam Karen

Significant work was performed last year, and remaining tasks are progressing. As-built drawings are no longer required. A video of the outlet interiors has been completed. Analysis of the video by the state inspector may result in additional work required on the outlets. The planned tasks for 2020 include clearing vegetation on the dams, touch-ups on the upper lake rip rap, and other minor repairs.
 - b. Ditch Floyd

The ditch repairs are to be performed in summer 2020.
 - c. Lake Karen

See item 9a above.
 - d. Cabin Exteriors Ken

Tasks in 2020 will focus on the remaining roofs that need to be replaced.
10. Budget Ratification Board

The Board presented to budget for 2020-2021 that was generated at the November 2019 Board meeting. There was a question about the amount in the budget designated for water rights. Karen explained the amount in the budget is what's needed for 2020-2021. BLE is trying to pay for things as we proceed to reduce the loan amount needed in the future.

Andy moved and Karen seconded a motion to ratify the budget as presented; the motion passed unanimously.
11. Other business
 - a. Lila Land noted there is a tree at Ptarmigan Rd that is hanging over the road.
 - b. There are 3 full-time residents on Cottontail Road, and it gets very muddy during the Spring thaw so it could use some road base.
 - c. Lila asked how many violations there have been for RV storage. That information was not available at the meeting.
 - d. She will provide a list of all lots that have too many vehicles parked on them and submit to board.
12. Adjourn: The meeting was adjourned at 9:45 am.

BLE Office Contact Information:

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Future Meeting Dates for 2020:

- 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