

**Reminders:**

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



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**Board Telecom Meeting**

**March 28, 2020 – 6:00 P.M.**

**Board Members Present:**

Ken Berendt, Rich Boon, Eric Flora, Karen Runowski, Floyd Strader, Adam Wiens

**Board Members Absent:**

Andy Olear

**Lot Owners Present:**

N/A

**Caretaker:**

N/A

**Agenda**

- |  |                 |
|--|-----------------|
| 1. Open meeting  | Adam, President |
| a. All members please sign in                                    |                 |
| b. Board members present   |                 |
| c. Excused absences  |                 |
| 2. Approval of Minutes Posted on BLE Website for January 4, 2020 | Board           |
| 3. Treasurer Report  | Ken, Treasurer  |
| a. Annual Dues Invoices  |                 |
| 4. Caretaker's Report  | Mark, Caretaker |
| a. Progress Report   |                 |
| b. Equipment Status  |                 |
| 5. Architectural Controls Committee (ACC) Report                 | Marty           |
| 6. Board Election Planning                                       | Board           |
| 7. Water Rights Contract Status                                  | Karen           |
| 8. Planning Updates for Major Improvements in 2020               |                 |
| a. Dam   | Karen           |
| b. Ditch   | Floyd           |
| c. Lake & Fishery/Stocking                                       | Karen           |
| d. Cabin Exteriors   | Ken             |
| e. Roads and Grader  | Floyd           |
| 9. RV Storage Considerations                                     | Andy            |
| 10. Short-Term Rental (STR) Lawsuit Update                       | Adam            |
| 11. Other Business as Needed                                     | Board           |
| 12. Adjourn  | Adam            |

**Minutes**

Due to stay-at-home orders issued in response to the COVID-19 pandemic, the Board meeting scheduled to be held at the BLE lodge was cancelled. In lieu of that meeting the Board held a virtual meeting via telephone. Unfortunately there was no ability for members to participate. Decisions and motions from this meeting will be presented and ratified at the next meeting which members are able to attend.

1. Open meeting – Adam opened the meeting at 6:10 pm Adam, President
  - a. Board members present: Ken Berendt, Rich Boon, Eric Flora, Karen Runowski, Floyd Strader, Adam Wiens
  - b. Board Members Absent: Andy Olear
  
2. Approval of Minutes Posted on BLE Website for January 4, 2020 Board

There were no changes to the minutes as posted on the BLE website; Rich moved and Adam seconded approval as posted; the motion passed unanimously.
  
3. Treasurer Report Ken, Treasurer

Ken provided a brief summary of the current financials.

  - a. Annual Dues Invoices  
Annual dues invoices have been sent and all members should have received them. BLE has started to receive payments.
  
4. Caretaker’s Report Mark, Caretaker
  - a. Progress Report  
Floyd reported there continues to be a lot of snow and almost all Mark’s time has been plowing and road maintenance, including putting some gravel down in muddy areas. This has been a particularly bad year for mud on both roads and in culverts.
  - b. Equipment Status  
Floyd indicated this summer we need to go over all the equipment to find maintenance needs and prepare it for next winter. The grader turbocharger had to be replaced and a hydraulic hose burst and needed to be replaced which required an adapter that was difficult to find. Tires will be needed soon. Floyd will investigate having a mechanic help with the assessment of all equipment this summer when things get a little slower in the Spring, Karen suggested we create a list of likely expenses for equipment maintenance to help with future budgeting.
  
5. Architectural Controls Committee (ACC) Report Marty

N/A – will be covered at next meeting.
  
6. Board Election Planning Board

The Board reviewed the openings on the Board coming up which are Rich, Adam, Andy, and Floyd. Due to the changes and replacements over the last few years we have 4 expiring this year, which isn’t ideal. The Board discussed having Adam move to the prior president’s term which expires next year. This will result in having 3 openings this year and 2 openings in each of the next 2 years, which is much better.
  
7. Water Rights Contract Status Karen

There have been extended negotiations and came to theoretical agreement last week. We’re awaiting reviews by the attorneys each side prior to signing the agreement. Once signed we will enter a 180-day due-diligence period for BLE to investigate the water rights. In parallel BLE will investigate options for funding the expenses.

Karen has been told that our current water lease is the lowest cost per acre-foot in the state. If we are unable to complete the purchase of permanent water rights, then our water lease will at least triple when the current contract expires. In the long run purchasing permanent water rights will save significant money.

8. Planning Updates for Major Improvements in 2020

a. Dam

Karen

There are a few items that must be done this year, e.g. vegetation removal and rebuilding the weir. Other items that aren't critical at this time will probably be delayed until we understand the water rights funding.

b. Ditch

Floyd

Work will be needed once the temperatures increase and snow/ice is gone. It will need to be excavated and pond liner installed.

c. Lake & Fishery/Stocking

Karen

Karen recommended the Fishing Committee have an evaluation by a fish biologist and establish a long-term plan/budget for what's needed.

d. Cabins

Ken/Adam/Floyd

Some work on the bathroom in one cabin has been started. There are 2 roofs that may need replacement this summer, but will be evaluated

e. Roads and Grader

Floyd

See Caretaker Report above.

9. RV Storage Considerations

Andy

Since Andy brought this forward and he was not on this call, this item was tabled until the next meeting.

10. Short-Term Rental (STR) Lawsuit Update

Adam

Adam reported the judge granted the BLE motion that we are a pre-CCIOA community. This order will be posted on the BLE web site. The remaining question is a challenge of 7 votes, which is awaiting a ruling from the judge.

11. Other Business as Needed

Board

a. Please remember that dogs must be on leash at all times. While the Board hasn't received a specific complaints, there have been quite a few dogs observed off leash. We request all members please observe this rule.

b. Lot 91 easement is being processed by Lake County. They have contacted adjacent lot owners. Ken will contact Lake County to see what the timeline is for finalization so we can put it on the market.

12. Adjourn

Adam

Adam adjourned the meeting at 7:55 pm

**BLE Office Contact Information:**

- BLE Web Site: [www.beaverlakes.org](http://www.beaverlakes.org)
- E-mail Address: [beaverlakesestates@gmail.com](mailto:beaverlakesestates@gmail.com)
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**Future Meeting Dates for 2020:**

- May 16 Board Meeting 8:00 am
- July 25 All-Member Mtg, Board Election, & Picnic 9:00 am meeting; Noon picnic
- November 21 – Board Mtg for FY 2021-2022 Budget 9:00 am