

**Reminders:**

- **Please provide updates to addresses/contact information to Ken Berendt so important information gets to everyone**
- **All pets must be on leash and under control at all times.**
- The gates must always be closed after each use per the Court Order.
- Members will be fined for violations. See [www.beaverlakes.org/documents/](http://www.beaverlakes.org/documents/) for more information.
- We encourage people who enjoy the great fishing at BLE to consider donating money specifically for fishing via the DONATE button on the BLE web page.



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**Annual Member Meeting Agenda  
Held Virtually Due to Continued Large Meeting Restrictions**

**July 25, 2020 – 9:00am**

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|--|-----------------|
| 1. Open meeting  | Adam, President |
| a. All members please sign in                            |                 |
| b. Board members present                                 |                 |
| c. Excused absences                                      |                 |
| d. Member Volunteers to count ballots and proxies        |                 |
| 2. Treasurer Report                                      | Ken             |
| 3. Caretaker's Report                                    | Mark, Caretaker |
| a. Progress Report                                       |                 |
| b. Equipment Status                                      |                 |
| 4. Four-year BLE Improvement Plan Review                 | Group           |
| a. Equipment   |                 |
| b. Roads   |                 |
| c. Dams  |                 |
| d. Cabins  |                 |
| e. Campground  |                 |
| f. Water   |                 |
| g. Other (e.g. ditches, yard, shed, gates, corral, etc.) |                 |
| 5. Determine Quorum Status to Conduct Business           |                 |
| 6. Board Elections                                       |                 |
| 7. Discussion Topics                                     |                 |
| a. BLE Lot for Sale                                      |                 |
| 8. Other Topics From Members                             |                 |
| 9. Adjourn   | Adam            |

**Minutes**

Due to pandemic orders in response to the COVID-19, this meeting was held as a virtual meeting with ability for all members to join.

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|--|-----------------|
| 1. Open meeting – Adam opened the meeting at 9:05am              | Adam, President |
| a. Identify members signed into virtual meeting.                 |                 |
| A total of 53 signed in, some identified only by a phone number. |                 |

Attendance based on identities provided in virtual sign-ins include: Brad Allen, Jeff Anderson, John & Aagie Barber, Ed Batterson, John Boak, Demetria & Jonathon Bratz, Leona Brenchley, Bob Dixon, Ken Donoher, Stewart Douglass, Kim Etter, Tyler & Emily Fuller, Laurie Hampton, John Henry, Ute Herzfeld, Cathy Kaldany, Christopher Kearns, Linda Keller, David & Sherry Kuekes, Ed Kuiper, Lila Land, Julia Laster, Jeff Leach, Mark Leonard, Miranda McNamee Troy Oliver, Curtis Over, Jim Perkins, Steve Petersen, Kim Pierron, Jeff & Makayla Profera, Mark Richter, Brian Runowski, Brad Segal, Margret Sjoden, Jesse Smith, Marty Stevenson, Charles Swarts, Connie Whalen, and Dan & Jean Wilkie.

- b. Board members present: Ken Berendt, Rich Boon, Eric Flora, Karen Runowski, Andy Olear, and Adam Wiens.
- c. Board members absent: None.
- d. Caretaker present: Mark Larsen.
- e. Member volunteers to count ballots and proxies – this was completed the evening prior to this meeting.

## 2. Treasurer Report

Ken

Ken provided a summary of income and expenses. Overall, BLE is doing well, meeting expenses, and on-track with the budget. He noted the recent expenses for cabin and campground in the financial statement. There haven't been any expenses on dam maintenance yet but will be later in the year. Some road materials were recently ordered, and those expenses will show next time.

## 3. Caretaker's Report

Mark, Caretaker

### a. Progress Report

Mark has completed the campground. He is currently working on cabins and the shower house. Native grass seed was put down on the area disturbed by the new septic system and he has been watering it since there has been little rain. He noted the roads need some work, which he hasn't had the time to perform. Adam asked if we could get some help from Tyler grading roads and requested Mark determine the best time to work on the roads.

Currently no cabins are open for rental due to COVID-19 restrictions and on-going work. Mark plans to get cabin 4 open by August 1<sup>st</sup>. Cabin 3 needs to be cleaned up before renting but doesn't have other problems preventing rental. The campground is open for RVs that have their own sewage collection (i.e. don't require the shower house). The electrical has been installed for all sites.

### b. Equipment Status

Mark reported overall the equipment is working well. There is one piece that needs work.

## 4. Four-year BLE Improvement Plan Review

Group

Karen noted the November Board meeting is very important since it sets the budget for the coming year including what is planned for each of the following areas:

- a. Equipment – see above caretaker report
- b. Roads – see above caretaker report

Lila Land asked about the status of repairs and improvements of Cottontail Rd. Mark noted that it needs quite a bit of work and he hasn't gotten to that yet. Rich asked if that's an area we could bring in an outside person. Mark indicated it will need a coordinated effort with multiple pieces of equipment, so multiple people will be helpful. He agreed this is high priority and plans to get it done by mid-August. Mark noted this will require delays to cabin 2 and other projects until after it's completed.

- c. Dams – Karen indicated there are items to be done this year and will continue next year and noted that at some point in the future we will need to either repair or replace the outlets.
- d. Cabins  
Another roof was completed on a cabin last week and other projects are being completed. Dan Wilke asked why we used asphalt shingles rather than metal. Mark indicated the roofs aren't flat enough for metal. Dan also indicated the outside of the cabins are in bad shape, i.e. bad chinking, no paint, etc. Rich indicated in the past we have done some of those things with a member workday. Ken noted we do have budget for the cabin exterior and it needs to be planned/scheduled.
- e. Campground – see above
- f. Water - see the minutes of the Special Water Assessment meeting. Members should make sure they vote on the special assessment and make prompt payment upon approval.
- g. Other (e.g. ditches, yard, shed, gates, corral, etc.)  
Andy noted there have been concerns with safety for the caretaker while working on the roads, including issues with people speeding and getting too close to the equipment and/or caretaker. Please be very careful on the roads and inform your guests to be careful. A member suggested providing a GoPro-type camera to the caretaker to record dangerous situations created by careless driving. Dan Wilkie suggested posting additional speed limit or caution signs, particularly on each side of the dams. Several agreed that would be good.

Brad Allen asked about the fire ban and noted under stage 1 small fire pits, fire rings, etc. are allowed. Adam indicated he has seen the same thing and suggested we post what is allowed.

#### 5. Determine Quorum Status to Conduct Business

Rich indicated there were 53 signed in, which constitutes more than the 36 required for a quorum.

Proxies received:

- Karen: 5
- Ken: 5
- Adam: 2
- Andy: 2
- Bob Dixon: 2
- Eric: 1
- Random Board Member: 3 – since there were no motions, there was no need for these to be assigned

#### 6. Board Elections

Adam indicated Rich and Andy are leaving the Board plus Floyd Strader resigned earlier in the year, leaving 3 open positions to get back to 7 members.

Election results were:

- John Barber: 57 (elected)
- Kim Pierron: 52 (elected)
- Ute Herzfeld: 32 (elected)
- Jeff Leach: 29
- Kristen Prickett (write-in): 1

Adam asked the new Board members to provide a brief introduction:

Kim is a full-time resident, semi-retired, and loves living at BLE.

Ute is a research professor in geomathematics, environmental sciences and engineering at the University of Colorado Boulder and currently working remotely from BLE.

John recently retired and now living at BLE full-time and has worked with BLM in the past.

Adam noted that all 3 new Board members live there full-time which is very nice.

## 7. Discussion Topics

### a. BLE Lot for Sale

This lot is across from the caretaker cabin. We're awaiting final Lake County approval of an easement then it can be put up for sale.

- b. Dan Wilkie reported the Fishing Committee has contacted a fish biologist to look at the lakes, particularly the suckers. They found quite a few suckers in the upper lake but didn't find any in the lower lake. The biologist recommended we drain the upper lake immediately since there are newborn suckers right now and they could easily get through the canals and into the lower lake which would create a much bigger problem. Mark estimated the water will cost about \$6,700 to refill the lake. Karen noted this will need to be carefully coordinated with herself and the state water representative, because we have another conditional exchange right tied to rate of water motion (cfs). Adam asked if this will be a permanent fix to the sucker problem. Dan indicated we don't know how they got into the lake. The biologist thinks it's unlikely to have come from Empire Creek. It's most likely they came from someone using live bait (which is NOT allowed) or inadvertently came from stocking. Assuming they didn't come from Empire Creek, Dan indicated draining will be 100% successful. They will attempt to transport the healthy trout to the lower lake prior to draining. They estimate there are currently about 300 trout in the upper lake.

BLE will get a full report from the biologist in a few weeks.

- c. Dan Wilkie noted the November municipal election, including county commissioners for Lake County. He suggested BLE have discussions with the candidates regarding their position related to BLE. Adam noted members that are full-time residents would be ideal to get the most attention.

## 8. Adjourn – Adam adjourned the meeting at 10:10am.

### **BLE Office Contact Information:**

- BLE Web Site: [www.beaverlakes.org](http://www.beaverlakes.org)
- E-mail Address: [beaverlakesestates@gmail.com](mailto:beaverlakesestates@gmail.com)
- Phone: 719-486-0978
- Address: 585 Empire Valley Drive  
Leadville, CO 80461

### **Future Meeting Dates for 2020:**

- November 21 – Board Mtg for FY 2021-2022 Budget 9:00 am