

Reminders:

- **IF YOUR MAILING ADDRESS HAS CHANGED, PLEASE PROVIDE IT TO KEN BERENDT SO YOU WILL RECEIVE IMPORTANT MAILINGS, SUCH AS THE SHORT-TERM VOTING MATERIALS**
- *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 Meeting (Virtual)

May 15, 2021 –9:00 A.M.

Agenda

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|---|-----------------|
| 1. Open meeting | Adam, President |
| a. Identify members signed into virtual meeting | |
| b. Board members present | |
| c. Excused absences | |
| 2. Approval of Minutes Posted on BLE Website for March 13, 2021 | Board |
| 3. Treasurer Report | Ken, Treasurer |
| 4. Caretaker's Report | Mark, Caretaker |
| a. Progress Report | |
| b. Equipment Status | |
| 5. Architectural Controls Committee (ACC) Report | Marty Stevenson |
| 6. STR Vote Update | Ken |
| 7. Upper Lake Water; Ditch Repair/Pipe Installation Update | Ken/Marty |
| 8. Fishing Committee Update | Dan Wilkie |
| 9. Cabin Repair Update | Kim |
| 10. Board Member Terms; Call for Candidates | Board |
| 11. Plan for Annual Member Meeting & Board Election in July | Board |
| 12. Road Maintenance Plans | John |
| 13. COVID Restrictions Update and Procedures at BLE | Board |
| 14. Other Business as Needed | Board |
| 15. Adjourn | Adam |
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Minutes

1. Open meeting Adam, President
This meeting was held virtually due to restrictions on in-person attendance.
- a. Identify members signed into virtual meeting
As this was held virtually, there was no attendance roster.
 - b. Board members present: John Barber, Ken Berendt, Kim Pierron, Karen Runowski (plus Eric Flora proxy), Adam Wiens
 - c. Excused absence(s): Eric Flora

2. Approval of Minutes Posted on BLE Website for March 13, 2021 Board
Adam moved to approve the minutes as posted, Ken seconded. The motion passed unanimously.

3. Treasurer Report Ken, Treasurer
Ken provided a summary of the profit and loss statement. Overall, we are currently under budget for expenses.

4. Caretaker's Report Mark, Caretaker
Mark was unable to attend this meeting.

5. Architectural Controls Committee (ACC) Report Marty Stevenson
Marty provided the following ACC approvals that occurred since the March meeting:

<u>Name(s)</u>	<u>Filing/BLK/Lot(s)</u>	<u>Approved Actions</u>
Natalia & Matt Anderies	1:11:14	Site prep/ driveway for well & septic installation
Ken Berendt	2:26	Enclose existing porch
Sean & Jenny Convery	2:74	New construction - house
Jesse Smith	2:49	Replace roof shingles
Mark Richter	2:91	New construction - house
Jeff & Kim Pierron	1:6:15,19,21,22	House addition
Chris Ruskey & Lauren Bianchi	1:6:24A	Deck & carport addition

6. STR Vote Update Ken
Ken reported the proposed covenant update, ballot, and return envelope are nearly complete. The BLE attorney is handling the preparation, distribution of the ballots, and vote. Ballots will be sent by US mail on Tuesday May 18, 2021. Any member that does not receive a ballot should email Ken Berendt. You may also email (or FAX) the completed ballot to the attorney. Please make sure your identifying information is clear (name/lot/address) and matches the title for your property. For example, if the ownership of your property is in a trust or corporation, please note that information (along with address/lot) with your name and signature.
7. Upper Lake Water; Ditch Repair/Pipe Installation Update Ken/Marty
We have a small team of community members working alongside Mark to re-build the ditch that feeds the upper lake, repair the outflow, and install new liner. We anticipate this work being complete on Monday, May 17th.

Karen noted that the State Water Commissioner indicated that we have a short window to refill, which will likely close early June or earlier depending on snow melt and water volume. Our BLE team is targeting refill next Tuesday – Thursday if allowed.

Many thanks go out to Marty Stevenson, John Barber, Ken Berendt, Jeff Pierron and Rich & Martha Boon for their VOLUNTEER work on the ditch, and Rich Boon for donating a portion of the liner material.

8. Fishing Committee Update

Dan Wilkie

Dan is working on pumping out the small amount of remaining water in the upper lake and eliminating the suckers. Kim and Dan discussed getting a larger pump from Reg Mentink. Kim will reach out to him, but Monday, May 17th is the soonest the larger pump would be available

Dan anticipates there was a large die-off of fish in the lower lake due to lack of oxygen. He is asking the community to notify the Fishing Committee via Nextdoor of quantity/type and size of fish caught in the lower lake over the next few weeks to help gauge overall quantity and impact. Dan noted he has not fished the lower lake yet but is not seeing any trout rise yet.

Dan suggested a windmill-powered aeration system for the lower lake. Ken Donoher agreed this is a good idea and asked Dan to get a proposal together for submission to the Board

9. Cabin Repair Update

Kim

Kim indicated a contractor will soon start refinishing the 2 cabins near the lower lake, including staining, chinking and repair trim. The bathroom renovation for Cabin 2 is 90% complete, with just a few finishing touches left. The carpet has been removed and new plank flooring has been purchased, with target completion by June 4th.

The Board will consider repairs to caretaker cabin and workshop next year.

Many thanks to Kim & Jeff Pierron for their extensive work on Cabin 2!

10. Board Member Terms; Call for Candidates

Board

Karen and Adam's terms end in July 2021. There will be 2 spots available for the Board. Any member, in good standing, interested in serving on the Board, must email the Board a copy of your bio and stated intention to run for the Board no later than May 31, 2021. This will allow ballots to be printed and sent to the members the first week of June.

11. Plan for Annual Member Meeting & Board Election in July

Board

We would like to have the Annual Meeting at the Lodge with the picnic; the Board is exploring internet availability at the Lodge and Cabin #4 as we have determined that we would like to keep the Zoom format to better serve the whole community.

12. Road Maintenance Plans

John

Mark is doing the best he can with the equipment available and road conditions. John is getting an updated quote (due to fuel increases) to recut grades and re-work main road. The goal is to free up our equipment, reduce repairs on our equipment, and allow Mark to focus on other work needed at BLE. The priority is the main road, with alternate pricing for the side roads. An alternate will be provided for road base.

13. COVID Restrictions Update and Procedures at BLE

Board

The State is opening so we are trying to get the lodge open and electricity on. The cabins will be open in June.

14. Other Business as Needed

Board

- a. Jeffery Profera asked if Cabin #4 could be made available for year-round use? Kim noted that the pipes could freeze in the winter and Mark does not have time to fix them during plow season. A member noted that Cabin #4 was previously made "winter ready" by a former member and perhaps a higher rate could be charged to offset the additional cost to heat the space. Ken and Kim will investigate.
- b. A member asked when campsites will open? Ken noted that Mark needs to clean up the campground, get rid of logs and hydroseed the area. Once these are completed, we will post an opening date.
- c. A Member asked about Fishing Badges and was directed to contact Tim Ratterman. Board and Fishing Committee encourage all members to remind new members about the requirement to obtain and wear fishing badges.
- d. Rich Boon asked if BLE orders road base, could members buy some additional material for their private driveways (for ease of getting material up to BLE). John indicated he will investigate.

15. Adjourn – Adam adjourned the meeting at 10:30AM.

BLE Office Contact Information:

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Future Meeting Dates for 2021:

- July 17, 9AM - Annual Member Meeting followed by Member Picnic
- Sept 18, 9AM – Board Meeting
- Nov 20, 9AM – Board Meeting for Budget Determination