

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/ 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.



Annual Member Meeting Agenda

July 17, 2021 – 9:00AM

Held Virtually Due to Limited Space Inside Lodge and Social Distancing Considerations

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| 1. Open meeting | Adam, President |
| a. Identify members signed into virtual meeting. | |
| b. Board members present. | |
| c. Member Volunteers to count ballots and proxies. | |
| 2. Treasurer Report | Ken, Treasurer |
| 3. Gate Etiquette | Karen |
| 4. Update on Caretaker | Adam |
| 5. 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.) | |
| 6. Board Election and Proxy Results | |
| 7. Determine Quorum Status to Conduct Business | |
| 8. Discussion Topics | |
| a. Other Topics from Members | |
| 9. Adjourn | Adam |

Minutes

1. Open meeting – Adam opened the meeting at 9:05am Adam, President
 - a. Identify members signed into virtual meeting.

A total of 40 signed in; some had multiple members on single virtual login.
Attendance, based on identities provided in virtual sign-ins include:
John Boak, Margret Bobb, Rich Boon, Rob & Martha Bodine, Leona & Glenn Brenchley, Laurie Byrne, Bob Dixon, Stewart Douglass, Laurie Hampton, John Henry, Ute Herzfeld, Christopher Kearns, Ed Kuiper, Lila Land, Joanna Leonard, Jason Lombard, Bret Marascola, Pat & Mike McDonald, Lisa McKenna, Jim Perkins, Khristine Prickett-Vadala, Brian Runowski, Brad Segal, Marge Sjoden, Aynsley Smith, Hugh Smith, Marty Stevenson, Patty Taylor, Rochelle Thomas, Mark Ward, and Dan & Jean Wilkie.
 - b. Board members present: John Barber, Ken Berendt, Eric Flora, Kim Pierron, Tim Ratterman, Karen Runowski, and Adam Wiens.
 - c. Board members absent: None.
 - d. Caretaker present: See item 4 below
 - e. Member volunteer to count ballots and proxies – this was completed the evening prior to this meeting.
2. Treasurer Report Ken

Ken noted our fiscal year started in May so we're only a few months into the fiscal year. There are two areas with significant expenses. First the cabin expenses reflecting significant improvements. Kim summarized the participants in the cabin improvements, including volunteer work by Kim and Jeff Pierron and Ken Berendt plus several contractors. The second significant expense was for ditch repairs. Ken summarized the people that helped with the ditch repairs, including Tim Ratterman, Marty Stevenson, Rich Boon, and Ken Berendt plus contractors. Other expenses are currently within budget.

Bob Dixon asked how we avoid future ditch failures. Tim Ratterman indicated the new liner has the seams sealed, which previously were not sealed, and the previous lasted many years. Also, the ditch had not been maintained recently, e.g. removal of vegetation. With the improved installation and good maintenance, the ditch should last many years.
3. Gate Etiquette Karen

Karen noted everyone wants to be nice, but it's a court order that the gates remain closed if a person is not actively attending to the gate. This is to prevent cows from getting out, which can move surprisingly quickly if the gate is left open, even for a very short time. Cows getting out can have catastrophic consequences if they get on a highway. If you open a gate and someone is coming, either wait for them to take over attending to the gate or close it anyway; it must not stand open for any length of time without a person at the gate.
4. Update on Caretaker Adam

Mark is no longer with BLE. The Board has hired a new caretaker, Stewart Clark, a member of the BLE community. He started part-time last week and will be transitioning to full-time in this Fall. Ken summarized his qualifications. Stewart and his wife are in the process of building a house at BLE. They will live in the Caretaker's cabin (Cabin 1) until their new house is complete. He currently is the vehicle maintenance manager at Roaring Fork Transportation Authority (RFTA). He's also worked for Colorado Mountain College and owned his own landscaping firm. He has extensive experience in large equipment maintenance as well as

very good overall experience for the tasks at BLE. Others that interviewed him also indicated he is highly qualified.

5. Four-year BLE Improvement Plan Review

Group

Ken showed a portion of the spreadsheet the Board uses to evaluate and prioritize the long-term projects needed at BLE. The categories of projects include:

a. Equipment

John Barber plans to get together with the new Caretaker to discuss the equipment needs, any major repairs, any surplus equipment we could sell, etc. This information will be used to update the long-term equipment needs on the spreadsheet.

b. Roads

Adam indicated the roads are in great shape again. Ken has been working with an experienced road maintainer, Tyler, to continue road grading. The long-term plan is to continue having Tyler do major road grading and the Caretaker will do time-critical work and touch-up work.

c. Dams/Lakes

Dan Wilke indicated the fishing committee is preparing a recommendation for an aeration system in the lower lake. An estimate last year was around \$5,000. They're hoping to get it installed this year.

d. Cabins

Kim summarized additional needs for the cabins, e.g., cabin 3 needs the bathroom to be redone. Cabin 1 (Caretaker Cabin) will be used by the new caretaker until his house is complete. Once he no longer needs it, she plans to set it up as an additional rental. It's been winterized, so it can be used year-round. The interior of Cabin 1 is in good shape but the exterior needs work similar to recent work on cabins 2 & 3. This will be planned for next summer.

e. Campground

Kim indicated there are dirt and tree piles at the campground and suggested the trees get chipped and the dirt get spread out. Tim will contact the forest service to see if they can come up and do chipping

f. Water

See item 8g below

g. Other (e.g., ditches, yard, shed, gates, corral, etc.)

Ken and Marty are working on a plan for a pole building to protect the equipment. This would avoid the aging due to sun plus reduce ice removal in the winter that must be removed prior plowing.

Ken noted the trash trailer near the Caretaker cabin is only for the rental cabin use, not for members.

6. Board Election and Proxy Results

Kim indicated Ed Batterson counted the ballots. Karen Runowski was re-elected with 77 votes and Bob Dixon was elected with 74 votes. Other write-in votes had no more than 2 votes. Previously the Board asked Tim Ratterman to join the Board to fill an open spot. Ken moved and Kim seconded ratifying Tim Ratterman as a member of the Board. The motion passed unanimously.

Karen noted Tim has already taken on many tasks on the Board, including a difficult conversation with the rancher regarding a calf that was killed by a vehicle on the BLE access road. Tim summarized his conversation, which was very amicable and productive. Adam added BLE is obligated by a contract signed in 1974 to pay for livestock injured or killed on our access road. While other people use our road, it's highly likely it was a member or guest that killed this calf. BLE is paying the market value of the calf. Members must be vigilant of

the livestock grazing in the area and slow down. Members should also make sure their guests are aware of the situation.

7. Determine Quorum Status to Conduct Business

Rich indicated there were 40 users signed in plus there are proxies as identified below, which constitutes more than the 36 members and proxies required for a quorum.

Proxies received:

- Karen: 6
- Ken: 9
- Adam: 2
- Eric: 1
- John: 4
- Kim: 2
- Bob Dixon: 6
- Random Board Member: 7— since there were no motions, there was no need for these to be assigned

8. Discussion Topics

a. Short-Term Rentals (STRs)

Adam reported the vote to amend the Declaration to ban STRs passed with 110 votes in favor which is 63% of the membership. It requires 50% to pass. 76% of the members voted, which is a very high percentage choosing to vote. Ken will post the detailed voting results on the BLE web site. The Board President and Secretary will sign/notarize the amended Declaration and have it recorded. STR owners will have 90 days after it's recorded to comply.

- b. Lila asked who will be responsible for snow plowing. Ken indicated Stewart will be full-time by the time the snow starts, plus we have others that can be back-up and surge as needed.
- c. Dan Wilke asked about plans for improvements to the lodge. Ken indicated there are small maintenance items needed (e.g., broken window and masonry crack), but isn't aware of major items needed. A few years ago, the exterior was patched and stained during a volunteer workday.
- d. Kim is looking into better options for bear-resistant storage for trash from the rentals. Currently it's put into an open trailer. She's considering a shed that has been used in the past.
- e. A member asked about installation of a Verizon tower to serve BLE. Adam indicated there had been a plan to use grant money but that fell through. He hasn't heard anything else for several months.
- f. A member asked about additional cabin furniture and appliances. Kim indicated she didn't feel there was anything major needed.
- g. Karen indicated we are very fortunate to have an excellent water augmentation plan that allows us to keep our lakes. The state is starting to investigate organizations/people that use water without the proper approvals. Our augmentation plan requires BLE to lease water from Pueblo Water. The recent attempt to purchase our own water rights fell through due to greatly increased rates Pueblo Water was going to charge to manage the new water rights. This made it impractical to execute that option. We continue to monitor the situation in case other options arise. To do a new augmentation plan would be a major undertaking with unknown results, including potential to lose our current rights.
- h. Adam indicated he is leaving the Board and expressed his appreciation to the Board and the members. Tim expressed his thanks to Adam for his efforts on the Board.
- i. Dan Wilke asked for the Caretaker job description to be posted on the BLE web site, so members know what to expect. Ken will post the Caretaker duties on the web site. He also indicated we should list tasks the Caretaker cannot do, e.g., pulling vehicles out of the ditch due to insurance restrictions. It was noted

that members should not be asking the Caretaker to perform tasks. Requests should go through the Board so they can be prioritized with on-going tasks. Karen indicated the Board has members working directly with the Caretaker to prioritize projects/tasks. A single Caretaker cannot do everything that is needed, so it's important to maintain a single list of priorities.

- j. Dan Wilke indicated, despite the emptying the upper lake, there are still suckers in that lake. The fishing committee will re-investigate how to get rid of them.
- k. Adam reminded everyone that members and guests must be wearing a badge when fishing. Guests must always be with a member when fishing.

9. Adjourn – Adam adjourned the meeting at 10:15am.

BLE Office Contact Information:

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

Future Meeting Dates for 2021:

- Sept 18, 9AM – Board Meeting
- Nov 20, 9AM – Board Meeting for Budget Determination