

Reminders:

- *If your mailing address has changed, please provide update to Ken Berendt so you will receive important BLE mailings.*
 - *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.*
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Board Meeting (Virtual)**September 18, 2021, 9:00 A.M****Agenda**

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|---|--------------------|
| 1. Open meeting | Karen, President |
| a. Members signed into virtual meeting | |
| b. Board members signed into virtual meeting | |
| c. Excused absences | |
| 2. Ratification of Board Officers | Board |
| 3. Approval of Minutes Posted on BLE Website for May 15, 2021 | Board |
| 4. Treasurer Report | Ken, Treasurer |
| 5. Caretaker's Report | Stewart, Caretaker |
| a. Progress Report | |
| b. Equipment Status | |
| 6. Architectural Controls Committee (ACC) Report | Marty Stevenson |
| 7. Upper Lake Water; Ditch Repair Update | Board |
| 8. Fishing Committee Update | Tim |
| 9. Road and Culvert Maintenance Plans | Board |
| 10. COVID Restrictions Update and Procedures at BLE | Board |
| 11. Fire Mitigation/Chipping Day | Tim |
| 12. Cattle, Fences, and Open Range | Board |
| 13. November Budget Meeting | Board |
| 14. Other Business as Needed | Board |
| 15. Adjourn | Karen |
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Minutes

1. Open meeting

Karen, President

This meeting was held virtually due to indoor, in-person gathering restrictions.

a. Identify members signed into virtual meeting

As this was held virtually, attendance is based on the sign-in name/number. Members signed into meeting were Karen Runowski, Eric Flora, Ken Berendt, Tim Ratterman, Kim Pierron, Rich Boon, Laurie Hampton, Christopher Kearns, Marty Stevenson, Jim Perkins, Stewart Clark, Conrad Hansen, Dan & Jean Wilke, and John Henry.

b. Board members present Ken Berendt, Eric Flora, Kim Pierron, Tim Ratterman, Karen Runowski.

c. Board Members absent: John Barber, Bob Dixon

d. Excused absence(s): Bob Dixon

2. Ratification of Board Officers

Board

Karen reported the Board self-nominated and elected Karen as President, Ken as Treasurer, and Eric as Secretary. Rich Boon volunteered to be the ex-officio Parliamentarian. The Board ratified these positions unanimously.

3. Approval of Minutes Posted on BLE Website for March 13, 2021

Board

Eric moved to approve the minutes as posted, Tim seconded. The motion passed unanimously.

4. Treasurer Report

Ken, Treasurer

Ken indicated we are in the process of changing banks to one with reduced fees, more convenient branches, and better electronic banking.

5. Caretaker's Report

Stewart, Caretaker

Karen indicated that Stewart has resigned due to an outstanding and unexpected offer from his employer. He has agreed to continue part-time at BLE to help with equipment maintenance and important tasks. We are fortunate to have Stewart and Connie continuing as members while they build their house in BLE. The Board has started the process for hiring a new caretaker. Karen asked the community to let the Board know if they know of anyone interested in the position.

Stewart reported he made a cover for the lake drain to make it much safer. He also has been cleaning the drains periodically plus organized the shop. Stewart and Marty worked several improvements to the campground. He is now clearing the culverts which have become clogged and must be cleaned before winter. He has been working to get all equipment working, which included items on every piece of equipment. He noted due to the age of the equipment, BLE will need a caretaker that can do equipment maintenance, plus being able to weld/fabricate repairs. Carpentry skills will also be needed.

Karen thanked Stewart for the work he's done and continued support.

6. Architectural Controls Committee (ACC) Report

Marty Stevenson

Marty provided the following ACC 28 approvals that occurred since the May Board meeting:

<u>Name(s)</u>	<u>Loc</u>	<u>Description</u>	<u>Approved Actions</u>
Allen Family Trust	2:54	New construction – garage	Approved 6/2/21

Debbie Antognoli	1:4:8	Replace roof shingles, solar panels	Approved 6/25/21
Rich & Martha Boon	2:37	Tree thinning	Approved 9/13/21
Glenn & Leona Brenchley	1:3:11	Fence & gate	Approved 8/12/21
Lancer Cooke & Lila Land	1:4:7	Repaint	Approved 7/28/21
Curtis Over	1:11:1	Tree removal	Approved 8/28/21
Bob Dixon	2:20	Tree thinning	Approved 8/7/21
Chris Germano	2:66	New construction – house	Approved 8/9/21
Jesse Smith	2:49	Replace roof shingles	Approved 4/20/21
Gerry & Karen Koch	2:59	Replace roofing	Approved 8/14/21
Bret Marascola	1:9:2&3	New construction – house & garage	Approved 6/3/21
Mike & Patricia McDonald	1:10:1A	New construction – house	Approved 7/16/21
Shaun & Kathleen McElroy	2:89	New deck	Approved 7/17/21
Ryan & Miranda MacNamee	1:9:21	Dog run	Approved 8/1/21
Terry & Reen Patterson	2:80	Greenhouse	Approved 6/8/21
Terry & Reen Patterson	2:80	Garage/ house addition	Approved 7/1/21
James Reinhart & Susan Klein	1:8:3&4	Sauna	Approved 8/28/21
Roy & Becky Schauwecker	2:94&95	Site prep – driveway, well, septic	Approved 9/9/21
Dena Strader	2:78	Shelter Logic carport	Approved 8/25/21
John Timar	1:9:4&5	Repaint house	Approved 8/27/21
Adam Wiens	2:51	Trees/septic, doors, siding & trim work	Approved 6/22/2

7. Upper Lake Water; Ditch Repair Update

Board

Marty reported the ditch repair was completed in the spring allowing the upper lake to be refilled. He has cleaned out the headgate a few times, which needs to be included in caretaker duties, particularly after heavy rains. Next summer he would like to make some changes to the routing at the entrance to the upper lake to help with trout spawning.

Stewart noted the cows have repeatedly pushed the ditch liner into the bottom of the ditch and he had to pull the liner back into place. Hopefully the work on the fence (see item 12 below) will reduce this problem.

8. Fishing Committee Update

Tim

Tim reported after losing all the fish in the winter due to water supply issues, we did heavier stocking than usual and the fishing seems to be quite good. We were advised the low water in the upper lake would kill all the suckers, but it turns out they were not killed, so we will have to do sucker mitigation in the future. The committee continues looking into options for additional aeration to improve the fishery but haven't been successful finding places that would be able to do the installation. They will continue to pursue the options.

9. Road and Culvert Maintenance Plans

Board

Ken reported the roads were graded but there is some wash boarding returning to the lower part plus damage in the upper filing due the storm water. The priority now is on the culverts, but will contact the person that does the grading to do some touch ups. There was a discussion about use of magnesium chloride on the road to reduce wash boarding and the need for grading. The state and county use magnesium chloride extensively on dirt roads. Tim will look into it's use and discuss the potential with the rancher to see if there are objections.

10. COVID Restrictions Update and Procedures at BLE

Board

Karen indicated we will continue to use Zoom for the Board meetings in the foreseeable future

11. Fire Mitigation/Chipping Day

Tim

There are 14 people signed up for the forest service chipping, which will be done next week. A special thanks to volunteers that gathered the dead wood by the lower lake so it can be chipped.

12. Cattle, Fences, and Open Range

Board

Karen noted Colorado is a free-range state and it's our responsibility to fence livestock out rather than the rancher needing to fence them in. Ed Batterson organized a large volunteer group that did a very significant amount of work to repair large sections of the fence. This should help to reduce the number of cows in BLE.

Karen reiterated our deep thanks to all the volunteers that did that work to make BLE a better place to live.

13. November Budget Meeting

Board

Karen noted we're in pretty good shape financially and we have detailed information on future major projects. This information will be used to develop the budget for 2022-2023 at the November Board meeting. Karen asked the Board to look at the project planning workbook to make sure the information and cost estimates are up to date.

Tim noted that Kim has been doing a great deal of volunteer work this summer maintaining the cabin reservations, cleaning, etc.

14. Other Business as Needed

Board

- a. A member asked when short-term rentals (STRs) end. The updated covenants were recorded July 26th and there is a 90-day compliance period, so they are banned after October 26th.
- b. A member asked about keeping cabin(s) open during the winter. Kim noted there are some repairs needed to allow that and it's not certain those repairs will be completed for this winter. Karen indicated it's the Board's desire to keep some open the winter but may not happen this year.
- c. Ken noted that a Corgi named Kit was lost in the BLE area for several weeks but was recently found safely. Several BLE members helped by reporting sightings and attempting to find him. The owners posted on Nextdoor thanks to the community for their help in safely recovering Kit.

15. Adjourn – Karen adjourned the meeting at 9:45AM.

BLE Office Contact Information:

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Future Meeting Dates for 2021:

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