

**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 me on leash and under control.*
  - *Members will be fined for violations. See [www.beaverlakes.org/documents/](http://www.beaverlakes.org/documents/) for more information.*
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**Board Meeting Agenda (Virtual)**

**August 4, 2022, 6:30 P.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. Board member excused absences   |                  |
| 2. Approval of Minutes Posted on BLE Website for April 23, 2022            | Board            |
| 3. Policy Updates to meet CCIOA Laws                                       | Karen            |
| 4. Camping Rules Update  | Bob              |
| 5. Election of Board Officers  | Board            |
| 6. Caretaker Point-Of-Contact; Board & Member Caretaker Contact Procedures | Board            |
| 7. Insurance Review  | Board            |
| 8. Adjourn   | Karen            |

**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 2022:**

- Sept 24, 9AM: Board Meeting
  - Nov 19, 9AM: Board Meeting to establish FY 23-24 Budget
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## Minutes

1. Open meeting Karen, President

This meeting was held virtually.

  - 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 Ken & Nancy Berendt, John Boak, Marty Bodine, Rich & Martha Boon, Connie Clark, Bob Dixon, Vicky Douglass, Eric Flora, Laurie Hampton, Christopher Kearns, Linda Keller, Lila Land, Karen Lewis, Kathleen McElroy, Jim Perkins, Karen & Brian Runowski, Margret Sjoden, Jesse Smith, Linda & Mark Ward, Steve and Ryan Wamhoff-Gallegos, Jean Wilke
  - b. Board members present: Ken Berendt, Eric Flora, Bob Dixon, Kim Pierron, Karen Runowski, Steven Wamhoff-Gallegos
  - c. Board Members absent: Susan Proulx (proxy to Kim), Tim Ratterman (proxy to Kim), John Barber
  - d. Caretaker present: Shane Clark
  
2. Approval of Minutes Posted on BLE Website for April 23, 2022 Board

Karen moved to accept the April 23, 2022 Board meeting minutes as posted. Kim seconded and motion passed unanimously.
  
3. Policy Updates to meet CCIOA Laws Karen

Karen summarized the policies that are being changed to comply with new Colorado Common Interest Ownership Act (CCIOA) provisions, which go into effect this month. She added the CCIOA changes supersede our governing documents, so these would be in effect in any case, but it's best to be consistent with CCIOA to avoid confusion. Karen moved to accept the new policies. Bob seconded and motion passed unanimously. The new policies will be posted on the BLE web page.
  
4. Camping Rules Update Bob

Karen indicated the Board reviewed camping rules within Lake County Land Use Code regarding camping on private property, as well as the US Forest Service (USFS) camping rules. The Board developed an update to comply with Lake County Land Use Code plus be consistent with the USFS. The applicable Lake County Land Use Code is section 5.2.25, Link: [https://www.lakecountyco.com/sites/g/files/vyhliif5486/f/uploads/chapter\\_5\\_use\\_regulations\\_0.pdf](https://www.lakecountyco.com/sites/g/files/vyhliif5486/f/uploads/chapter_5_use_regulations_0.pdf) and the definition of Camping on Private Property in section 9, Link: [https://www.lakecountyco.com/sites/g/files/vyhliif5486/f/uploads/chapter\\_9\\_definitions\\_0.pdf](https://www.lakecountyco.com/sites/g/files/vyhliif5486/f/uploads/chapter_9_definitions_0.pdf) . Since these are Lake County provisions, they apply to BLE even if we didn't update our Rules and Regulations, but it's best to make them consistent to avoid confusion.

The Board discussed and asked for feedback on when quiet hours should start. Karen noted, unlike most campgrounds, our campground is surrounded by homes, so we may need an earlier time. The Board discussed various times, generally focusing on 8PM or 9PM. Steve indicated it's important to also determine what consists of quiet time, e.g., a quiet conversation versus a loud, outdoor party. Bob indicated it's a matter of common courtesy and camper's judgement. Bob read the proposed changes and invited feedback on each portion from the members present. Lila Land noted that the campground is a significant asset for people that purchase lots in BLE and restricting it to 30 days within 6 months may negatively affect vacant lot prices. Karen indicated this change is almost verbatim the Lake County camping on private property cited above, so we need to comply with it, which supersedes these rules in any case. To avoid that restriction, we would have

to become a formally defined campground which would come with a huge number of restrictions, rules, high costs, etc. Ryan Wamhoff-Gallegos asked why we want to limit access to the campground for the members. Bob and Karen indicated the goal isn't to restrict access rather it's to the rules into alignment with Lake County Land Use Code, which applies even if we didn't change the rules. Kim added that this helps facilitate access to all members so that one member does not reserve a lot of spots or a long duration. Bob moved to accept the new rules, Karen seconded, and the motion passed unanimously. The following is the text that will be put into the BLE Rules and Regulations:

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9. **CAMPING AT THE CAMPGROUND:** A camping area, with shower and toilet accommodations, is located north of the Lodge. Camping in designated campground spaces with no power (three spaces) is free to Members in good standing. Camping in spaces with power (6 spaces) will be charged the nightly fee that is listed on the BLE website. Members can make reservations online or by calling the Resident Caretaker at 719-486-0978. Utilize only the amount of space needed so as not to inconvenience other campers desiring to use the facility. Trash and garbage receptacles are not provided; therefore, campers shall be responsible for removing their own trash, debris, and garbage. Members responsible for campers leaving trash, debris or garbage will be assessed a \$100.00 fine. Storage of recreational vehicles, boats, or other items at the campground is not allowed. Storage is defined as more than 24 hours without a camping reservation.

**Camping Rules:**

- a. Camping season runs mid-May through October 1st. Opening will be dependent upon weather. No camping is allowed after October 1st. The ELHA Board reserves the right to close the Shower House prior to October 1st if weather conditions become a factor and pipes could freeze.
  - b. Camping or maintaining a campsite in any ELHA Campsite shall not exceed fifteen (15) consecutive days, nor a maximum of thirty (30) total days in a six (6) month period. Campers must terminate occupancy for a minimum of (10) days between stays. No more than two (2) reservations may be held at one time in the system.
  - c. NO Dumping of grey or black water on the ground or in the shower houses for any reason.
  - d. It is prohibited to place any substance that pollutes or may pollute any water body within 150 feet of a stream, lake or other water body.
  - e. Using or taking water from the shower house for personal consumption outside the shower house is not allowed. After each use of the shower house, they need to be left clean and neat for the next person. Please take all personal items with you when finished in the shower house. Any personal items left in the shower houses will be removed and discarded.
  - f. Occupying a single camping space/electric outlet by more than one unit or occupying any portion of the ELHA campground for any reason other than recreation purposes is not allowed. \*Please coordinate with the BLE Board and/or the Caretaker if special accommodations are needed for trailer placement.
  - g. Camp site may not be left unattended for more than 24 hours.
  - h. Quiet time is from 9pm to 8am.
  - i. The Resident Caretaker may advise the Board to revoke use privileges in cases where Regulations are not followed. Fines will be in accordance with Covenants, Article 5, Section 5.5 (b), Article 6, Section 6.2 (b), and Section 6.14.
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Members asked about keeping cabins open during hunting season. Kim indicated that only cabin 4 is winterized. At least since 2018, when Kim moved to BLE, the cabins (other than cabin 4) closed October 1<sup>st</sup> for the winter. It would be expensive to winterize the other cabins and keeping them open risks freezing pipes. Karen indicated if we see a lot of rentals for cabin 4 after October 1<sup>st</sup>, we could consider winterizing another cabin or two.

Ken asked if the new campground rules should apply to the cabins. Karen and Kim indicated some portions should but there are additional rules for cabins. Now that the campground rules are updated, we should review and update the cabin rules.

It was noted there is a rule allowing no more than 2 reservations in the system at any one time, so one member can't monopolize reservations.

Karen asked if the campground rules cover trash. Bob quoted a portion of the rules which we didn't change, that indicates there is no trash pick-up and campers must take their trash with them when they leave. There is a fine if they leave trash. Bob noted we now need to update the camping reservation form to be consistent with the new rules.

#### 5. Election of Board Officers

Board

Per the governing documents, the Board meeting following the Annual Member meeting (i.e., this meeting), Board members are to self-nominate for officer positions. The following members self-nominated and each was elected unanimously:

- President: Kim
- Vice President: Tim
- Secretary: Eric
- Treasurer: Ken
- Parliamentarian: none elected, the Board will consider this position at a future meeting

#### 6. Caretaker Point-Of-Contact (POC); Board & Member Caretaker Contact Procedures

Board

Karen indicated Kim is the Board POC for the caretaker, partially because she is a full-time resident. It's very important to have a single POC rather than all 167 members contacting the caretaker and distracting them from their duties assigned by the Board. Members who need something from the caretaker should email the Board using the email addresses on the BLE web site. Members must also be respectful of the caretaker's time and residence since he often must work at night and priorities are set by the Board. The caretaker deserves to have privacy at his home. Kim expressed thanks to Shane for all the work he's done, and other members agreed on the Zoom chat feature. Since Kim is now the President, Bob and Ken suggested we consider a small committee to be the caretaker POC. This will be discussed at a future Board meeting.

#### 7. Insurance Review

Board

Karen reviewed the insurance a couple months ago and had some questions about the coverage. Sue has extensive expertise in this area from her work and volunteered to investigate in more detail to determine if we need to change our coverage.

#### 8. Adjourn – Karen adjourned the meeting at 7:40PM.

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