

**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/](http://www.beaverlakes.org/documents/) for more information.*



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**Board Meeting Agenda (Virtual)**

**September 24, 2022, 9:00 A.M.**

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|---|------------------------|
| 1. Open meeting   | Kim, 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 August 4, 2022 | Board                  |
| 3. Treasurer Report   | Ken, Treasurer         |
| 4. Caretaker's Status   | Kim, Caretaker POC     |
| a. Progress Report  | Shane Clark, Caretaker |
| b. Equipment Status   |                        |
| 5. Architectural Controls Committee (ACC) Report                | Marty Stevenson        |
| 6. Fishing Committee Update                                     | Tim                    |
| 7. Ratification of Clean-up Changes to Rules & Regulations      | Board                  |
| 8. Private Property Signs on Road                               | Jeff Anderson          |
| 9. Other Business as Needed                                     | Board                  |
| 10. Adjourn   | Kim                    |

## Minutes

1. Open meeting Kim, 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. Members signed into meeting were John Barber, Ken & Nancy Berendt, John Boak, Bob Dixon, Ken Donoher, Eric Flora, Jim Perkins, Kim Pierron, Sue Proulx, Karen Runowski.
  - b. Board members present: John Barber, Ken Berendt, Eric Flora, Bob Dixon, Kim Pierron, Sue Proulx, Karen Runowski, Steve Wamhoff-Gallegos.
  - c. Board Members absent: Tim Ratterman (excused).
  - d. Caretaker: Shane Clark was unable to join this meeting
  
2. Approval of Minutes Posted on BLE Website for August 4, 2022 Board

Ken moved to accept the August 4, 2022 minutes as posted. Karen seconded, and motion passed unanimously.
  
3. Treasurer Report Ken, Treasurer

Ken reported we are about 40% of the way through the fiscal year and overall expenses are tracking very close to the budget. There are only two members that have not paid their dues for this fiscal year and we're working with them to get them up to date. We received a significant income for reimbursement of legal fees resulting from a ruling on a long-standing court case. Our caretaker has been able to handle most needs without additional labor, so expenses for contract labor is under budget. As budgeted, there continues to be significant expenses for road maintenance to add road base and grade the roads. Dam maintenance and vehicle maintenance are under budget as the caretaker has been able to perform most of the needed work so far this fiscal year. The large water leasing expense will be in January 2023. Cabin rentals have been about \$10,000, which is an increase over recent years.

Ken also noted that we have recently received Starlink equipment to allow internet access at the lodge and cabin 4. We plan to install this next week. This may also allow Board meetings to be both in person and virtual in the future.
  
4. Caretaker's Status Board

Kim reported that much of the caretaker's time has been working on the roads, starting at the lower gate and working to the top. The work happens intermittently based on when road base is delivered. Four water level boards have been removed from the overflow in the lower lake to provide water to the ranch in accordance with our water augmentation plan. This is expected at this time of year. The Dodge truck has been in the shop all week, which recently determined there was a non-standard filter installed previously which caused computer control issues. The loader is also down, awaiting a replacement drain plug to be delivered.
  
5. Architectural Control Committee (ACC) Report Marty Stevenson

Marty was unable to attend. Ken reported there were two approvals, one for a modification to an on-going house construction and one for outbuilding construction.

6. Fishing Committee Update Tim  
Tim was unable to attend.
7. Ratification of Clean-up Changes to Rules & Regulations Board  
Karen moved to ratify the changes to the rules and regulations previously approved by the Board and posted on the web site. Ken seconded and motion passed unanimously.
8. Private Property Signs on Road Jeff Anderson  
This item was raised due to a YouTube post showing recreational use of our road by non-members. Bob noted we previously posted Private Property signs but somebody removed them shortly after they were posted. It was decided a Board member would contact the rancher to coordinate regarding posting signs, then proceed based on the results of that conversation. Ken suggested we use tamper-resistant bolts/nuts and mount them higher to prevent vandalism.
9. Other Business as Needed: Board
- a. Sue reported the cabin committee reviewed all cabins. There are going to be significant upgrades to cabin 3 including a roof, flooring, etc. Cabin 4 is getting a new stove and refrigerator. They are looking at options to replace the older furniture. The Board expressed a great thanks to the Marascola's for donating new TVs and DVD players for all three cabins. The committee is also working on revisions to the reservation web site to make it easier to use. Bob moved to raise the rent on cabin 4 to the same amount as the other cabins since it will now have internet connection. Ken seconded, motion passed unanimously.
  - b. Ken noted we are planning to start keeping the lodge open year-round. This will require installation of a door to retain heat better, some new windows, and sealing cracks that allow cold air to enter. The water will still have to be turned off in the winter as in the past.
10. Adjourn – Kim adjourned the meeting at 9:30AM.

**BLE Office Contact Information:**

- BLE Web Site: [www.beaverlakes.org](http://www.beaverlakes.org)
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**Future Meeting Dates for 2022:**

- Nov 19, 9AM: Board Meeting to establish FY 24 Budget and 2023 meeting dates