

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/ for more information.*



Board Meeting Agenda (Virtual)

November 19, 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 September 24, 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. Budget for Next Fiscal Year (May 2023-April 2024) | Board |
| 8. Dates for Meetings in 2023 | Board |
| 9. Other Business as Needed | Board |
| 10. Adjourn | Kim |

Minutes

1. Open meeting

Kim, President

Due heating issues in the Lodge, this meeting was held only 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, John Boak, Rich Boon, Ute Herzfeld, Alayna and Christopher Kearns, Linda Keller, Ed Kuiper, Jill Oliver, Sue Proulx, Jim Perkins, Kim Pierron, Khristine Prickett, Karen Runowski, Charles Swarts, Hugh Smith, Marty Stevenson, Mark Ward, Linda Ward, Ryan and Steve Wamhoff-Gallegos,

b. Board members present: John Barber, Eric Flora, Kim Pierron, Sue Proulx, Karen Runowski, Steve Wamhoff-Gallegos

c. Board Members absent: Ken Berendt (excused), Bob Dixon (excused), Tim Ratterman (excused)

d. Caretaker: Shane Clark was unable to attend this meeting

2. Approval of Minutes Posted on BLE Website for September 24, 2022

Board

Sue moved to accept the September 24, 2022 minutes as posted. John seconded, and the motion passed unanimously.

3. Treasurer Report

Ken, Treasurer

Since Ken was unable to attend, Kim showed a worksheet with the year-to-date income and expenses compared to the budget. She noted the income from dues are slightly below budget due to a couple members behind paying this year's dues and legal fees reimbursement income is higher than budget as we were reimbursed for legal expenses. Other income items were near the budget. Kim then summarized the expenses which are generally within budget.

4. Caretaker's Status

Board

Kim reported the grader is being repaired.

5. Architectural Control Committee (ACC) Report

Marty Stevenson

Marty reported the following ACC applications:

Name	Filing	Lot	Application	Status
Rich & Martha Boon	2	15	tree removal (for propane tank)	Approved
Chris Germano	2	66	renew expired application (new house construction)	Approved
Ken & Nancy Berendt	2	26	fence & solar panels	Approved
Charles Swarts	2	34	deck & stairs addition	Approved

6. Fishing Committee Update

Tim

Since Tim was unable to attend, Kim reported the Fishing Committee is working to find Brown Trout for the upper lake to control the suckers. Ryan Wamhoff-Gallegos indicated he knows a person that has a hatchery in Woodland Park that raises Brown Trout and will check with them.

7. Budget for Next Fiscal Year (May 2023-April 2024)

Board

Kim shared a worksheet showing the plans for the next several years improvement expenditures which the Board has been maintaining. Some items she highlighted include:

- Upgrades for the loader to improve ability to plow snow. John explained the loader is easier to drive than the grader and does not require a special license. We plan to use both for snow removal.
- Dam expense in case it's needed. Kim noted we had an inspection by the state in October which indicated the dams are in good shape.
- Maintenance expenses for the ditches. We are working with the Army Corps of Engineers to control the beavers. Ryan Wamhoff-Gallegos indicated beavers can only be relocated in the spring and he has a property in Lake George where they could be relocated to.
- Expense for the shop to have a shelter built for the storage tanks.
- Sue reported this coming year we have several projects for the cabins and lodge including some new windows, lodge patio replacement, cabin entrance upgrades, etc. Steve asked if we could hold back any work being done on the outside of the cabins
- Karen indicated there hasn't been any change to water rights. There will probably be some legal expenses in a couple years and when our current water lease expires the annual cost will have a significant increase.

Kim then showed the worksheet with a draft balanced budget for 2023-2024 showing the dues remaining the same as last year and includes the expenses above, plus budgets for the on-going expenses. Karen summarized the overall budget compared to last year's expenses. A small amount may need to come from the capital improvement fund to complete the planned capital projects.

Kim noted the budget will be posted on the BLE web site. Steve noted there's internet at the lodge.

Ed Kuiper asked how many acre-feet of water we would need to purchase to be able to terminate our water lease. Karen believes it is about 43 acre-feet. Ed knows someone that deals with water in Colorado Springs and will ask if there is some available. Karen noted when we tried to do this before, Pueblo Water District was going to charge us as much to administer the exchange as the likely cost to lease water from them. Karen also noted we're fortunate to have a water augmentation plan since some associations don't have them and the state is starting to focus on those.

Steve mentioned posting the budget online and getting feedback from the community prior to the Board voting. Rich Boon recommended the Board vote to approve this budget today, then post it for all members to review, and vote to ratify it in January 2023 including any changes needed. Eric moved to approve the budget as presented. John seconded and the motion was, approved unanimously.

8. Dates for Meetings in 2023

Board

The following dates were established for meetings in 2023:

- January 21, 9:00am – Board Meeting
- April 22, 9:00am – Board Meeting
- July 15, 9:00am - Annual Member Meeting and Picnic
- September 23, 9:00am – Board Meeting
- November 18, 9:00am – Board Meeting

9. Other Business as Needed:

Board

- a. Ryan Wamhoff-Gallegos asked if they would be able to raise quail and chickens at BLE. Kim suggested he check the BLE governing documents and Lake County ordinances.

10. Adjourn – Kim adjourned the meeting at 9:45AM.

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 2022:

- January 21, 9:00am – Board Meeting
- April 22, 9:00am – Board Meeting
- July 15, 9:00am - Annual Member Meeting and Picnic
- September 23, 9:00am – Board Meeting
- November 18, 9:00am – Board Meeting