

**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)**

**January 21, 2023, 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. Excused absences  |                    |
| 2. Approval of Minutes Posted on BLE Website for November 19, 2022 | Board              |
| 3. Treasurer Report  | Ken, Treasurer     |
| 4. Caretaker's Status  | Kim, Caretaker POC |
| a. Progress Report   |                    |
| b. Equipment Status  |                    |
| 5. Architectural Controls Committee (ACC) Report                   | Marty Stevenson    |
| 6. Budget Ratification for 2023/2024                               | Board              |
| 7. Fishing Committee Update  | Tim                |
| 8. Other Business as Needed  | Board              |
| 9. 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, John Boak, Linda Keller, Lila Land, Mark Leonard, Sue Proulx, Jim Perkins, Kim Pierron, Karen Runowski, Marty Stevenson, Mark Ward, Linda Ward, Ryan and Steve Wamhoff-Gallegos, Mark & Linda Ward, Dan & Jean Wilke.
  - b. Board members present: John Barber, Ken Berendt, Bob Dixon, Eric Flora, Kim Pierron, Sue Proulx, Tim Ratterman, Karen Runowski, Steve Wamhoff-Gallegos
  - c. Board Members absent: None
  - d. Caretaker: None
  
2. Approval of Minutes Posted on BLE Website for November 19, 2022 Board

Kim moved to accept the November 19, 2022 minutes as posted. John seconded, and the motion passed unanimously.
  
3. Treasurer Report Ken, Treasurer

Ken reported we are generally on budget for 2022/2023 through January 18, 2023. Dues are nearly 100% paid. Most expense items are under or near the budget. The cabins are under budget, but we need to replace several windows which will add to the actual expenses for this line item. Equipment maintenance is under budget but we're in the winter when things tend to break. Legal fees are over budget due to an on-going lawsuit and we're working to recover them.
  
4. Caretaker's Status Board

Kim reported we are actively looking for a new caretaker. We have some good candidates which we are pursuing and job requisitions remain posted.

Equipment status: Kim reported we planned to replace the blade on the grader, but the person grading thinks the existing blade is working. We'll look at a new blade as the need arises. The lights on the truck aren't working and the repair shop wasn't able to get it in due to heavy workload. The shop will call when they have an opening. In the meantime, it can be used to plow in the daytime.
  
5. Architectural Control Committee (ACC) Report Marty Stevenson

Marty reported the following ACC application:

Name	Filing	Lot	Application	Status
Brad & Marsha Allen	2	53, 54, & 55	Solar panel installation	Approved
				Approved
  
6. Budget Ratification for 2023/2024 Board

John moved to ratify the budget as posted. Bob seconded and the motion passed unanimously.

7. Fishing Committee Update

Tim

Tim reported there's not a lot going on right now since the fish are under the ice and hopefully doing well. Linda Keller has done a lot of research on how to deal with the beavers damming up our ditches and slowing water flow which reduces aeration needed for the fish. A couple experts she contacted indicated relocation of beavers is generally temporary as new beavers move in quickly. Beavers also live in families and relocation has about a 45% death rate since it's hard to trap all members of a family. They noted beavers also provide benefits to our ecosystem. These experts recommend taking actions to control the activities of the beavers allowing the beavers to live in certain areas while avoiding damage to our fishery. Ken has been working with the Army Corps of Engineers (ACOE) to get a permit to move our ditch to make it less likely for the beavers to impact the flow. Karen noted there are federally designated wetlands above/adjacent to the lower lake and in the just west of the intersection of Mallard and Empire Circle, which is why we must get an ACOE permit if we make changes to those areas. Steve talked to a US Forest Service (USFS) biologist that indicated there are devices the USFS puts in lakes to prevent beavers from building dams in certain areas. Karen indicated they are called Beaver Deceivers, which we are looking into, and welcomes additional information from the USFS biologist. Steve added the USFS is using a new version and he will provide that information to the Board and Linda when he gets it from the USFS biologist. As indicated in previous meetings, Ryan Wamhoff-Gallegos has land near Lake George where beavers could be relocated if we decide to proceed with any relocation. Linda has talked to the experts about this specific relocation option, but they feel the beavers would be unlikely to survive. Additionally, a relocater Linda contacted said they would need larger traps due to the size of our beavers and any relocation would be very expensive.

8. Other Business as Needed:

Board

- a. Ryan Wamhoff-Gallegos asked if we saved any money by moving some barrels into an existing structure rather than building a new structure. Kim indicated we are already over budget for that budget item but will be able to address cabin issues in next year's budget starting May 1, 2023.
- b. Ryan Wamhoff-Gallegos asked for the Board to be more transparent in the future. Karen indicated some topics have privacy issues and limit what can be released. Kim noted all meetings are posted and minutes provided. Eric asked for a specific example of where the Board was not transparent. Ryan said people have harassed Steve and that the "lack of transparency by the current board" is the reason they believe they are getting harassed. Steve and Ryan went on to say that specifically Steve is being blamed for the current caretaker situation. Some members apparently believe Steve was the sole reason for the caretaker situation. They suggested we should have issued a board statement about the caretaker issue. Eric indicated it is unfortunate some members believe this, and Steve should not be blamed solely for this action, but the Board also has a privacy obligation regarding personnel matters which limits what information can be released. Kim thanked Steve and Ryan for their input and she said the Board will make efforts in the future to improve our notification process while assuring we maintain the proper privacy aspects and board protocol.

9. Adjourn – Kim adjourned the meeting at 9:35AM.

**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:**

- 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