

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.*



Board Meeting Agenda (In-Person & Virtual)

May 13, 2023, 9:00 A.M.

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| 1. Open meeting | Kim, President |
| a. Members sign in meeting, | |
| b. Board members present, | |
| c. Board members excused absences | |
| 2. Approval of Minutes Posted on BLE Website for January 21. 2023 | Board |
| 3. Treasurer Report | Ken, Treasurer |
| 4. Caretaker's Status | Kim, Luke |
| a. Progress Report | |
| b. Equipment Status | |
| 5. Architectural Controls Committee (ACC) Report | Marty Stevenson |
| 6. Cabin exteriors/interiors & Lodge | Susan |
| 7. Potential Road Improvements | Tim |
| 8. Lower Lake Ditch & Beaver Control | Ken |
| 9. Annual Member Meeting & Picnic | Board |
| 10. Board Openings/Election Timeline | Board |
| 11. Fishing Committee Update | Tim |
| 12. Volunteer Coordinators (e.g., Dam Vegetation, Yard Clean-up, Fencing, Yard Sale) | Board |
| 13. Other Business as Needed | Board |
| 14. Adjourn | Kim |

Minutes

1. Open meeting

Kim, President

This meeting was held in person & virtually.

a. Identify members attending meeting.

In-person: Ken & Nancy Berendt, Bob & Virginia Dixon, Warren Flint, Jeffery & Lisa Leach, Reg Mentink, Kim Pierron, Susan Proulx, Tim Ratterman, Marty Stevenson, Steve & Ryan Wamhoff-Gallegos,

On Zoom: Marty Bodine, Rich Boon, Eric Flora, Alyna & Christopher Kearns, Linda Keller, Lyla Land, Jim Perkins, Kristine Prickett Vadala, Jean Wilke

b. Board members present: Ken Berendt, Bob Dixon, Eric Flora, Kim Pierron, Sue Proulx, Tim Ratterman, Steve Wamhoff-Gallegos

c. Board Members absent: Karen Runowski (excused), John Barber

d. Caretaker: Luke Plummer

2. Approval of Minutes Posted on BLE Website for January 21, 2023.

Board

Kim moved to accept the January 21, 2023 minutes as posted and the motion passed unanimously.

3. Treasurer Report

Ken, Treasurer

Ken reported we started a new fiscal year as of 1 May 2023. Ken reviewed the profit and loss statement for the fiscal year that ended April 30, 2023. He noted we were \$28,000 under budget for caretaker salary because we didn't have a caretaker for several months, but there are hired labor costs that partially offset that savings. He then summarized several areas, with an overall net of about \$82,000 more income than expenses. This included a large reimbursement for legal fees that BLE had paid in previous years and proceeds from selling the dump truck.

4. Caretaker's Status

Board

Kim Introduced Luke Plummer, our new caretaker. Luke provided a detailed report on his activities since starting, including initial maintenance on all the engines with continuing maintenance now that snow plowing requirement is reduced. He has been monitoring beaver dams and water levels. He's spent quite a bit of time cleaning and organizing the cabins, shop, and other BLE properties. In the next 3 months he will be focusing on the roads, drainage, culverts, and shoulders. He will also be getting his Commercial Driver's License (CDL) license during that time. He will be helping prepare the cabins for rental starting Memorial Day. He will also be working on the oil storage barrels to make them safer.

5. Architectural Control Committee (ACC) Report

Marty Stevenson

Marty reported the following ACC application:

Name	Location	Description	Status
John Barber	1:11:12,13	Hot tub	Approved 2/19/23
Miguel Ercolino/Susana Chang	1:2:1A	New construction – house	Approved 2/22/23
John Henry/Karen Lewis	2:15	New construction – house & shed	Approved 3/23/23
Tyler/Emily Fuller	1:6:2,3	Shed	Approved 3/23/23
Dave Poffenroth	2:85	Fence & address sign	Approved 4/20/23
Brad/Marsha Allen	2:53,54,55	House addition	Approved 5/4/23
Ken Berendt	2:26	Shed	Approved 5/9/23
Larry Lundy	2:1	Metal roofing	Approved 5/9/23
Lisa McKenna/Mark Maxwell	1:2:14,15	Repaint house	Approved 5/9/23

15. Cabin Exteriors/Interiors & Lodge

Susan

Susan reiterated we're working to get all cabins open by Memorial Day, including several significant upgrades and quite a bit of maintenance required. She asked if anyone has household items that would be useful in the cabins and would like to donate them, it would be appreciated. Cabin 3 will not be open until mid-June due to bath and floor remodeling. The lodge windows were replaced, and new furniture was donated by the Marascola family.

6. Potential Road Improvements

Tim

Tim noted road maintenance takes a lot of the caretaker's time as the washboard returns quickly with all the traffic. To improve the resilience plus reduce wear on the equipment, the county treats dirt roads with magnesium chloride, which BLE has also used magnesium chloride in the past on selected sections of road. We plan to use it again on sections with the highest impact. The ranch owner does not allow use of magnesium chloride on the portion of the road that goes through the ranch, so we're investigating use of an organic stabilizer on those areas, pending approval by the rancher. The organic stabilizer is about twice the cost of magnesium chloride, so we will use it judiciously and will be testing it out this year on a short section. There was a discussion about using the road drag. We thought it would help road maintenance, but it wasn't very effective due to the rocks in the road and the density of the road surface. The drag also can't be guided like the grader so it tends to push the road base off the road while the grader can keep the road base on the road. Bob suggested if we aren't going to use the drag, then we should sell it. The Board asked Luke to proceed with putting it up for sale.

7. Lower Lake Ditch & Beaver Control

Ken

Ken indicated we have on-going problems with the beavers damming up our ditch between the lakes near Rainbow Rd. We have been breaking up the dams, but they are quickly rebuilt. This winter we obtained a US Army Corps of Engineers permit to relocate the ditch near Rainbow Rd to make it easier to remove the dams. The new ditch will also look more like a stream than a ditch. In addition, a basin will be created to help with sediment and aeration. Some water will be diverted to the wetland area where the beavers will be able to continue to have dams and lodges.



BEAVER LAKES ESTATES
DITCH RELOCATION PROJECT DIAGRAM

8. Annual Member Meeting & Picnic Board
The Annual Member Meeting will be held July 15, 2023. The meeting will start at 9:00AM at the Lodge with a potluck picnic to follow. The agenda will include general topics of interest to the community as well as an election to fill vacant spots on the Board of Directors.
9. Board Openings/Election Timeline Board
There are 3 Board member terms that are ending and will need to be filled. Kim encouraged people to run for the Board. **Bob indicated we need people to self-nominate and submit a biography by June 2, 2023, to allow the ballots to be prepared and sent out to the membership.** Steve suggested we also post the request for the nominations and bios on the web site.
10. Fishing Committee Update Tim
Tim noted there are now beavers in both lakes and we continue investigate ways to prevent damaging the fishery. They investigated relocation of the beavers but it's expensive, the mortality rate is high for relocated beavers, and new beavers generally return quickly. We also have suckers in the upper lake, which are an invasive species of fish that kill the trout. We're going to put in gill nets to catch the suckers. As suggested by our fishery biologist, we are considering adding a few tiger muskies to the upper lake that will eat the suckers. Once they get large, they will start eating the trout and we will have to catch them. It was noted the tiger muskies will not reproduce so we would only need to remove the same ones that were introduced. They will continue working with a fishery biologist on other options to control the suckers.
11. Volunteer Coordinators (e.g., Dam Vegetation, Yard Clean-up, Fencing, Yard Sale) Board
Kim noted we are always looking for volunteers to help with various activities. For example, a couple years ago a group of volunteers organized a day to fix the fence around BLE to help prevent the cows from getting into BLE. The Board spends a lot of volunteer hours and welcomes members to organize projects that are needed.
- Tim noted we haven't had a chipping day in the past couple years due to lack of US Forest Service ability to support one. He will contact them to see if they are able to start doing this as a fire mitigation action. Steve noted the US Forest Service has changed policies recently to out-source some fire mitigation, which may affect their ability to support chipping.
12. Other Business as Needed: Board
- a. Steve Wamhoff-Gallegos announced his resignation from the Board, effective immediately. He feels he is unable to be effective and feels he has been blocked from participating in some activities. He stated his vote on the Board didn't count. He does not feel there has been transparency from the Board, including some personnel/legal issues the Board has not shared with the membership. He encouraged members to run for the Board. Ryan Wamhoff-Gallegos continued discussing issues with the prior caretaker, including expenses that were not well documented and equipment damaged prior to his separation from BLE. He also feels we have consulted with the attorney too often on the legal issues. Kim indicated the Board cannot comment about on-going personnel and legal issues. It was asked why an OSHA-related issue was not shared. Kim indicated it's a personnel issue with an OSHA component. Kim further indicated, just because a Board member votes differently than the majority doesn't mean that vote doesn't count. Tim noted that the Board always counted Steve's vote.
13. Adjourn – Kim adjourned the meeting at 10:06 AM.

BLE Office Contact Information:

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Future Meeting Dates for 2022:

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