

Reminders:

- **No firearms (including pellet guns, BB guns, air rifles, etc.) can be discharged within BLE.**
- **Please be safe, drive responsibly, and ask guests/contractors to do the same on BLE roads.**
- *If your mailing address has changed, please provide updates 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)

September 23, 2023, 9:00 A.M.

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| 1. Open meeting | Tim, Vice President |
| a. Members sign in meeting, | |
| b. Board members present, | |
| c. Board members excused absences. | |
| 2. Approval of Minutes Posted on BLE Website for May 13, 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. Board Officer Elections | Board |
| 7. Cabin & Lodge Improvements | Susan |
| 8. Road Improvements | Tim |
| 9. Congrats to Volunteers at Lodge Tree Cleanup Days | Tim |
| 10. Cows and Firearms | Tim |
| 11. Chipping Day Update – Be sure to sign up! | Tim |
| 12. Lower Lake Ditch & Beaver Control | Ken |
| 13. Natural Resources Committee | Linda |
| 14. Fishing Committee Update | Tim |
| 15. Volunteer Coordinators (e.g., Dam Vegetation, Yard Clean-up, Fencing, Yard Sale) | Board |
| 16. Mail Theft and New Mailbox Poll indicates need, \$2,560/16=\$160 each | Ken |
| 17. Other Business as Needed | Board |
| 18. Adjourn | Tim |

Minutes

1. Open meeting

Kim, President

This meeting was held in person & virtually.

a. Identify members attending meeting.

In-person: Jeff Anderson, Aagie Barber, John Boak, Ken & Nancy Berendt, Janis Lind, Susan Proulx, Tim Ratterman, Marge Sjoden, Marty Stevenson, Roy Schauwecker

On Zoom: Jim Perkins, Karen Runowski, Linda Ward

b. Board members present: Aagie Barber, Ken Berendt, Eric Flora, Linda Keller, Sue Proulx, Tim Ratterman, Karen Runowski

c. Board Members absent: Bob Dixon, Kim Pierron (both excused absences)

d. Caretaker: Luke Plummer (unable to attend due to personal commitment)

2. Approval of Minutes Posted on BLE Website for May 13, 2023

Board

Eric noted the last Board meeting was May 13, 2023. The Member Meeting minutes from July will be approved at the next Member Meeting.

Eric moved to accept the May 13, 2023 minutes as posted. Sue seconded and the motion passed unanimously.

3. Treasurer Report

Ken, Treasurer

Ken reported most items are about the same as reported at the Member Meeting relative to the budget, with a few items needing clarification. First, all but 3 members have paid their dues. Second, the item for cabins is over budget due to decision to strip/paint some cabins, chinking was redone on the caretakers cabin, new furniture in cabin 3, new trim, plus several other major improvements. Third, we intentionally went well over budget on road maintenance to make major long-term improvements. These include grading, fixing perpetual muddy areas, adding significant road base, apply road stabilizer to several areas, etc. The roads are currently in excellent shape. While being over budget, this will save significant expenses in the future, e.g. the new road base should last several years, particularly if we continue to apply road stabilizer as needed. This also frees up time for the caretaker to perform other needed tasks, rather than constantly re-grading the roads. The upper filing continues to be addressed. It was noted driving conservatively will help preserve the roads.

4. Caretaker's Status

Board

Luke was unable to attend due to a personal commitment. He provided a summary to Tim for this meeting. Projects include working on ditches in upper filings, significant amount of time on road preparation, help apply road stabilizer, cleared all culverts, several cabin projects, cleaned up the maintenance yard, tree clearing on the dams and by roads, etc. Tim reported we are very pleased with his performance.

5. Architectural Control Committee (ACC) Report

Marty Stevenson

Marty reported the following ACC application:

Name	Location	Description	Status
John Boak	1:9:14	Beaver control fencing	Approved 7/18/2023
Justin & Cheryl Talbot	2:63	Tree removal	Approved 7/22/2023
Tim & Madeline Ratterman	2:50	Re-stain house	Approved 7/23/2023
Amber & Josh Polston	1:1:8,9	Re-stain house	Approved 7/28/2023

Josh & Krystal Ballah	2:29	Tree and driveway work	Approved 7/30/2023
Helmut Mayer & Ute Herzfeld	2:35	Renewal of 8/31/2022 application	Approved 8/12/2023
Rich Boon	2:37	Tree removal	Approved 9/4/2023

6. Board Officer Elections

Board

Tim reported all the current officers were willing to continue in those roles and provided self-nominations. Ken moved and Susan seconded to accept the self-nominations, motions passed unanimously. The officers are:

- President: Kim Pierron
- Vice-President: Tim Ratterman
- Secretary: Eric Flora
- Treasurer: Ken Berendt

7. Cabin & Lodge Improvements

Susan

Susan reported cabin 3 has significant improvements to roof, painting, interior and furniture. It is in very nice condition now. There was discussion regarding keeping cabin 4 open during the winter for rentals. Ken indicated in the past it had problems with pipes freezing. Susan indicated we could put up signs to leave heat on and windows closed. Susan will talk to Luke to see how many requests we had last year and if we have any so far this year, then determine if it's worth keeping it open.

8. Road Improvements

Tim

Tim referred to the improvements noted in the caretaker's report above. The plan is to do more road stabilization next year. Marge Sjoden noted the S-curve was very bad this winter. Tim and Marty noted some key equipment wasn't working at that time but it's working now and should be better this winter.

Tim indicated an unintended consequence of the road improvements is many people are driving too fast. Recently someone hit a cow near our entrance which cost the association \$2,000. Another cow was hit the day of this meeting, which cost BLE another \$1,600. This is understandably very troubling to the ranch owners as it is to BLE. These issues may result in adverse actions and/or additional rules. If anyone knows who hit these cows, please let the Board know. **PLEASE SLOW DOWN AND ASK YOUR GUESTS/CONTRACTORS TO SLOW DOWN ALSO.**

9. Congrats to Volunteers at Lodge Tree Cleanup Days

Tim

Tim offered a huge thanks to several members that helped clear dead wood and trees behind the lodge. It was a major effort that improved the beauty of the area and reduced fire danger. Specific thanks to Andrea Hrusovsky and Diane Fedie, who organized the effort. It was a great example of people using Nextdoor to organize an effort helping the community.

10. Cows and Firearms

Tim

Tim noted cows were discussed above in roads. Within BLE, the covenants and rules prohibit any shooting, including BB guns, pellet guns, etc. Ken noted if you see someone shooting, please report it to the Board, preferably with pictures. If it's a serious violation, call 911 or the sheriff. Tim also reminded people if you're hiking in the National Forest (including most of the areas around BLE), you should wear orange during hunting season.

11. Chipping Day Update – Be sure to sign up!

Tim

Tim noted information is on the web site for chipping days on Oct 3 & 4. Members are encouraged to use this service to improve BLE and mitigate fire danger.

12. Lower Lake Ditch & Beaver Control

Ken

Ken noted the lower lake ditch has been approved for quite a while by the Army Corps of Engineers. It will allow water to continue to be provided to the wetlands area above the lower lake, while keeping water flowing into the lake for oxygenation plus allowing easier removal of unwanted beaver dams when they block the main flow into the lake. Further discussion of this was deferred to the report of the Natural Resources Committee below.

13. Natural Resources Committee

Linda

Linda provided the following report:

“Since the annual meeting, our committee has done the following:

“I personally called all property owners who have ditch running through their lots. I also called property owners who are near the lakes that have experienced tree removal via beavers. (Total of 14 calls).

“Conclusion: Homeowners have a variety of attitudes about the tree chewing. Some are taking steps already to wrap trees in welded wire or chicken wire. Some do not care about it. All were left messages if I was unable to reach them about the resources posted on the website with information about tree protection. There were no new reports of ditch damming on homeowner lots other than the one that occurred earlier in the summer. That owner preferred to remove any branches as they appear.

“We proposed trying out vials of wolf urine as an option to deter beavers in the area near the corral in ditch section 4. Susan Klein has been applying and collecting data. The results are very encouraging. Since 9/2 there has been no beaver damming activity in this area that had previously been being dammed daily.

“We heard back from defenders.org They clarified that the main thing they provide reimbursements on are pond levelers and beaver deceivers. Once they hire a new biologist, that person will be available to come up and make specific recommendations to any homeowner needing intervention.

“Increased sediment fosters algae growth. When the algae grows, sunlight is blocked on the surface of the water, preventing light penetration to lower water levels which then negatively impacts the deeper ecosystem. The algae grow throughout the summer months and accumulate at the bottom of the lake when it dies in the fall. The dead algae begins to decompose and this process of decomposition consumes oxygen that fish require to overwinter. The beavers help with this by eating the algae.

“There have been a lot of discussions within the committee about the benefits of wetlands. Wetlands store carbon and help mitigate climate change that is causing hotter summers and higher water temperatures. With the added factor of drought in the west, water is the equivalent to gold. The ability of wetlands to help prevent wildfires is significant. We recommend that the community look at the “A Pond of Gold” document on the website under the Community tab/Beaver Management to learn more about this.

“We have had two meetings so far, each of which lasted 1.5 hours. The dates were Sept. 5 and Sept. 19th. A letter from fishery expert, Greg Hunjak, was read, as requested by Board member Bob Dixon. Greg’s recommendation was lethal eradication of the beaver. It would be necessary to get community approval for this type of measure which as a committee, we believe is only a temporary solution as beavers would both produce bigger litters to replace their population and new beavers would move in.

“Susan shared repeated observation with binoculars is the best way to identify what is in the lower lake. She consistently sees 4 beavers and some muskrats. Without binoculars, it is easy to confuse them. We question the speculation that there are 16 beavers in the lower lake.

“The committee is interested in discovering what actions are needed to develop and sustain a healthy trout fishery and wetlands at BLE.

“After our meetings, the committee has the following questions:

- Who will be monitoring water flow rates of new ditch system and where will it be recorded?
- Can flow be varied if the wetlands start to dry up? Who will monitor the health of the wetlands?
- How much water is going to wetlands now?
- What type of valve is being recommended? Culverts/w boards
- What is the 90/10 water flow based on?

“The committee is interested in learning more about the current conditions of the two lakes, including the amount of acre feet of water in each; season variability, current levels of dissolved oxygen, (which I have shared with the committee based on the 2 readings reported from Marty) pH, conductivity, nutrient levels, and temperature. (Note: Conductivity is a measure of water quality. An increase in conductivity can be related to a water body disturbance such as run off).

“We recommend exploring mechanical aeration options for the lake. We want to get another expert evaluation and advice from an outside source. (Similar to getting a second opinion if a doctor says you need surgery).

“Potential sources: Natural Resource Conservation Services, a government agency that can provide funding (NCRS) or CSU Extension to evaluate wetlands and lake systems.

“A majority of the committee believes further evaluation is needed.”

The following link provides information regarding wetlands from the Colorado Wetland Information Center. <https://cnhp.colostate.edu/cwic/about-cwic/importance/> .

Following this excellent report, there was discussion about the report and the questions asked. Marty noted we have a measuring device at the head gate to record water flow rates. Jeff Anderson noted the question was about the flow rate in the new ditch. Ken indicated, once the ditch is established, we will need to try different levels to determine what works and if more can be diverted to the wetlands in the summer. We now have oxygen sensors which are already being monitored by the caretaker. We can adjust the flow to the lake and wetlands based on the oxygen needs. Karen noted we are required to supply water downstream to the ranch. Weather and stream flow determines if we have to let water out of the lower lake. Jeff Anderson asked if there's a way to monitor the temperature of the lake at different levels. Currently we would have to do that manually using a boat and thermometers. Tim noted the oxygen level is the most important factor. If the top gets warm, the fish will go to the bottom of the lake and lakes at this altitude don't have to worry about the water temperature getting too high all the way to the bottom of the lake. Marty noted a big question is how to prevent freezing of the ditch in the winter and will need to adjust based on what's happening. The committee asked if we need a mechanical oxygenator. Marty indicated we've looked into that but we only need it in the winter, but mechanical systems don't work when the lake is frozen over. Marge noted the wetland by the lower lake was much drier until about 5 years ago. Also when the lakes were drained several years ago then refilled, there was a lot of silt washed into the lower lake. Marge feels there needs to be more analysis of what's in the water and what needs to be done, then we can determine future

actions. The committee is working on finding experts to recommend future actions. Karen noted, regardless if it was drier at one time, it is a US Government designated wetland and has been for many decades. Tim noted we previously agreed to postpone the construction of the ditch and we need to decide when to build it. Aagie noted we need the ditch to do many of the things being recommended. Several people agreed we need the new ditch and then we can determine how much water to divert, if we need a cover of the ditch to prevent beaver dams, determine optimum flows for the fish, etc. Eric indicated, as with many controversial decisions, we could evaluate and investigate the ditch forever and continue to have the current problems with beaver dams that are hard to break up, ice dams, etc. Once it's in, we can determine future actions based on beaver damming activities, wetlands health, oxygen levels, etc. Eric noted he greatly appreciates the committee's progress so far and anticipates it will have a key role as we try different approaches. There was a discussion about the use of a pond liner or gravel or rock to keep the ditch from eroding. Ken noted this ditch isn't very steep so we can build the ditch, evaluate erosion, then mitigate it next year. He also indicated we are going to grade the dirt and remove excess materials to make the ditch look more like a natural stream. Karen asked about the design of the ditch and cost. Ken indicated there have been detailed drawings provided as well as an estimated cost. Marty noted a couple years ago we had ditches freeze and it was a major issue requiring a lot of work. Eric moved we proceed with the ditch as designed immediately, Aagie seconded, the motion was approved with a vote 6 yes, 1 no, and 1 abstain.

14. Fishing Committee Update

Tim

Tim reported the fish are healthy and fishing is good.

15. Volunteer Coordinators (e.g., Dam Vegetation, Yard Clean-up, Fencing, Yard Sale)

Board

It was noted that volunteer Natural Resources Committee formation had not been formally ratified. Linda moved to ratify the Natural Resources Committee, Susan seconded, motion passed unanimously.

Similar to the dead tree removal discussed above, if others wish to organize community projects, it would be greatly appreciated but please check with the Board prior to proceeding. Nancy Berendt provided flyers regarding ways to help with the environment and fire mitigation. The BLE web site has a significant amount of additional information on fire mitigation. Nancy noted the new fire station is having a grand opening on October 14th and they are going to see if the fire department can come up to evaluate our dry hydrants and other fire related things.

16. Mail Theft and New Mailbox Poll indicates need, \$2,560/16=\$160 each

Ken

Ken noted the current mailboxes are all used and there are at least 8 people interested. Ken moved we purchase and install another locking set of mailboxes, Susan seconded, motion was approved unanimously. Ken also noted there has been quite a bit of mail theft reported, including packages and mail order medications.

17. Other Business as Needed:

Board

a. None

18. Adjourn – Tim adjourned the meeting at 10:35 AM.

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 Date for 2023:

- November 18, 9:00am – Board Meeting