

**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.**
  - *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 a 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 (In-Person & Virtual)**

**November 18, 2023, 9:00 A.M.**

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| 1. Open meeting  | Kim, President   |
| <ul style="list-style-type: none"><li>• Members sign in meeting,</li><li>• Board members present,</li><li>• Board members excused absences.</li></ul>  |  |
| 2. Approval of Minutes Posted on BLE Website for September 23, 2023  | Board  |
| 3. Caretaker's Status  | Kim, Luke  |
| <ul style="list-style-type: none"><li>• Progress Report</li><li>• Equipment Status</li></ul>   |  |
| 4. Architectural Controls Committee (ACC) Report   | Marty Stevenson  |
| 5. Fishing Committee Report  | Tim  |
| 6. Natural Resources Committee   | Linda  |
| 7. Treasurer's Report  | Ken  |
| 8. Budget for Next Fiscal Year (May 2023-April 2024)   | Board  |
| <ul style="list-style-type: none"><li>• Annual Budget Worksheet</li></ul>  |  |
| 9. Dates for Meetings in 2024  | Board  |
| <ul style="list-style-type: none"><li>• Board &amp; Budget Ratification Meeting</li><li>• Board Meeting</li><li>• Annual Member Meeting &amp; Elections</li><li>• Board Officer Elections</li><li>• Board Budget Meeting</li></ul> | Thursday, January 18, 7:00 pm<br>Tuesday, May 7, 7:00 pm (beginning of fiscal year)<br>Saturday, July 20, 9:00 am<br>Thursday, September 19, 7:00 pm<br>Saturday, November 23, 9:00 am |
| 10. Other Business as Needed   | Board  |
| 11. Adjourn  | Kim  |

## **Minutes**

### 1. Open meeting

Kim, President

This meeting was held in person & virtually.

#### a. Identify members attending meeting.

In-person: Aagie Barber, Ken & Nancy Berendt, Bob Dixon, Linda Keller, Lila Land, Kim Pierron, Susan Proulx, Tim Ratterman, Marty Stevenson

On Zoom: Eric Flora, Jim Perkins, Karen & Brian Runowski, Aynsley Smith, Linda & Mark Ward, Dan & Jean Wilke

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

#### c. Board Members absent: None

#### d. Caretaker: Luke Plummer

### 2. Approval of Minutes Posted on BLE Website for September 23, 2023

Board

Sue moved to accept the September 23, 2023 minutes as posted. Linda seconded and the motion passed unanimously.

### 3. Caretaker's Status

Board

Luke discussed various projects he's performed over the past few months including work on the shower house, sand storage, lake maintenance, weekly grading, etc. He noted there is a hydraulic leak on the grader, which he will be repairing soon.

### 4. Architectural Control Committee (ACC) Report

Marty Stevenson

Marty reported the following ACC application:

Name	Location	Description	Status
Brad & Marsha Allen	filing 2; lots 53,54,55	Deer fencing around new evergreen trees	approved 10/24

### 5. Fishing Committee Update

Tim

Tim reported the fish appear to be very healthy. The new ditch along Rainbow Rd. at the lower lake has been completed and we are determining the best flow allocations to the beaver ponds and the lake. Bob asked for the Board to track the total expenditures for mitigation of the beaver issues. Bob also indicated we need to make sure the dams and the pipes that go through them are properly inspected and maintained since it would be catastrophic if they leaked, causing a dam to fail.

### 6. Natural Resources Committee Report

Linda

Linda provided the following report:

- Emailed Kim with water flow monitoring questions which were presented at 9/23/23 meeting re: wetlands. Luke will monitor oxygen levels. Kim has added this to his job description. The amount of water going to the wetlands has not been monitored in the past. That area is a designated wetland and stayed moist even when the lakes were dry. Our ditch, lake (and industrious beavers) have created what is there now. The committee will continue discussions as we learn more.

- Marge met with Luke, Marty, Ken re: new ditch. She researched a variety of materials for lining. They all felt that rock is best. The ditch is now installed.
- Lakes: The committee feels we need to measure temperature in more locations so we know where it's warming up. Marge suggests places where it flows into and out of lower lake, as well as into and out of the upper lake.
- We are in touch with Kaitie from defenders.org. She said 2 wolves were dispersed naturally and 10-15 more are being reintroduced this winter. We are close to the reintroduction area, so if anyone has questions, she is happy to make a quick presentation.

#### 7. Treasurer Report

Ken, Treasurer

Ken provided a workbook showing the current financials, average actuals for the last 3 years, and the projected budget for next year. He noted there are 171 members, while there are 256 platted lots, which is due to members buying multiple lots. BLE is currently 82% built out.

#### 8. Budget for Next Fiscal Year (May 2024-April 2025)

Board

Ken walked through each of the financial/budget items, comparing the past actuals to the proposed budget for next fiscal year. Each item was discussed, and next fiscal year's budget adjusted if needed. Ken noted the cabin expenses in recent years have been high to get them in good shape and less will be needed next year. Karen noted our overall plan is to continue improving the infrastructure over the next few years, prior to the anticipated water expense substantially increasing when we must renegotiate the water lease. Our plan is to lower the infrastructure costs when the water lease increases to minimize increasing the annual dues. Karen summarized some of the needs for dam maintenance. Bob indicated some of the dam maintenance expenses are unknown until we get more expert inspection. This line item was increased to address at least some of the unknowns. Marty noted the pipe exiting the lower dam is rusting and eroding the earth below the pipe, so it needs more work.

Ken then discussed our reserve funds and future project needs (e.g., dam repair, equipment replacement, maintenance building re-roof, lodge improvements, culvert improvements, sucker mitigation in upper lake, etc.).

The budget will be posted on the web site. The community can provide comments to the Board, which will ratify it at the January Board meeting. Bob moved to accept this budget as modified, Sue seconded and motion passed unanimously.

#### 9. Dates for Meetings in 2024

Board

Kim noted the Board decided to hold Board meetings on weeknights to avoid impacting Saturdays. The Annual Member's Meeting will still be on a Saturday as indicated below. The evening meetings will be on Zoom only.

- Board & Budget Ratification Meeting Thursday, January 18, 7:00 pm
- Board Meeting Thursday, May 16, 7:00 pm (beginning of fiscal year)
- Annual Member Meeting & Elections Saturday, July 20, 9:00 am
- Board Officer Elections Thursday, September 19, 7:00 pm

10. Other Business as Needed:

Board

- a. Dan Wilke asked if we should form a committee to look into purchasing water rights again. Karen indicated a few years ago we found water rights to purchase and spent significant time and money starting the process of purchasing them. Our current augmentation plan requires our water go through Pueblo Water and they were going to charge about the same amount to manage the new water rights as we expect the lease will increase. The only option to avoid this would be to redo our water augmentation plan. Redoing this plan has a significant risk of not being able to get a new one approved. It would also require a very large amount of work and expense. In addition, it's likely a new water manager would also charge as much as Pueblo Water. Karen noted nobody likes this situation but it's reality.
- b. Dan Wilke believes we need to monitor and publish the quality of the water in the lower lake, e.g., last summer we had an algae bloom and the temperature rose to the level that may have warranted temporarily stopping fishing. Linda noted the oxygen levels and temperatures are being monitored. The Fishing and Natural Resources Committees will be watching this.
- c. Dan Wilke noted we now have reports of suckers in the lower lake. The suckers are very hard to remove and the Fishing Committee will be working to mitigate them.

11. Adjourn – Kim adjourned the meeting at 10:40 AM.

**BLE Office Contact Information:**

- BLE Web Site: [www.beaverlakes.org](http://www.beaverlakes.org)
- E-mail Address: [beaverlakesestates@gmail.com](mailto:beaverlakesestates@gmail.com)
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- Address: 585 Empire Valley Drive  
Leadville, CO 80461

**Future Meeting Date for 2024:**

- Thursday, Jan 18, 7PM: Board Meeting
- Thursday, May 16, 7PM: Board Meeting
- Saturday, July 20, 9AM: Member Meeting & Election and 11AM Member Potluck Picnic
- Thursday, Sept 19, 7PM: Board Meeting
- Thursday, Nov 21, 7PM: Board Meeting to establish FY 25-26 Budget