

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/ for more information.*
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Board Meeting Agenda (Virtual)

January 18, 2024, 7:00 P.M.

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|---|-----------------|
| 1. Open meeting | Kim, President |
| <ul style="list-style-type: none">• Members sign in meeting,• Board members present,• Board members excused absences. | |
| 2. Approval of Minutes Posted on BLE Website for November 18. 2023 | Board |
| 3. Treasurer Report | Ken |
| 4. Budget Ratification for 2024/2025 | Board |
| 5. Caretaker's Status | Kim, Luke |
| <ul style="list-style-type: none">• Progress Report• Equipment Status | |
| 6. Architectural Controls Committee (ACC) Report | Marty Stevenson |
| 7. Fishing Committee Report | Tim |
| 8. Natural Resources Committee Report | Linda |
| 9. Other Business as Needed | Board |
| 10. Adjourn | Kim |

Minutes

1. Open meeting

Kim, President

This meeting was held virtually.

a. Identify members attending meeting.

Aagie Barber, Ken & Nancy Berendt, Virginia & Bob Dixon, Eric Flora, Linda Keller, Jim Perkins, Kim & Jeff Pierron, and Tim Ratterman.

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

c. Board Members absent: Sue Proulx (excused)

d. Caretaker: Luke Plummer

2. Approval of Minutes Posted on BLE Website for November 18, 2023

Board

Aagie moved to accept the November 18, 2023, minutes as posted; Tim seconded, and the motion passed unanimously.

3. Caretaker's Status

Board

Luke discussed some of the projects he's performed since the last meeting, including:

- significant amount of plowing since it's winter,
- painting and new steps for cabin 3,
- ditch work in November/December due to several overflows caused by ice,
- refilled diesel tanks,
- fixed wiring on sander,
- repaired truck plow,
- had a hydraulic cylinder on the grader repaired in Denver, grader has a minor radiator leak he is watching,
- replaced grease points on loader,
- fixed hydraulic leak on loader,
- loader has an injector needing service and waiting for a good opportunity,
- updated all log books,
- addressed mice in cabins, and
- periodic checks of the BLE facilities.

4. Treasurer Report

Ken

Ken indicated at the November meeting, the Board held a very detailed budget discussion and didn't feel additional details were needed at this meeting. Ken noted we have one member overdue paying their dues. Bob moved to initiate the collections process for this member; Tim seconded, and the motion passed unanimously. [Note, the day after this meeting, a check was received to cover the past due amount, so no collections actions are needed.]

5. Budget Ratification for 2024/2025

Board

Kim noted we left an item in the budget open regarding repairs to the dam outlets. Karen noted there are a couple aspects to this issue, the parts in the lakes and the pipes through the dams. Kim and Karen agreed we need to get bids to perform the repairs and include it in the budget. Karen indicated lining the pipe, if

possible, should be significantly less expensive than replacing them, if we can find someone to do it. The Board agreed to include \$25,000 in the budget to cover some or all the cost. With this change, the budget remains with a positive net at the bottom line.

Eric moved to approve the 2024/2025 budget as modified; Linda seconded and the motion passed unanimously.

6. Architectural Control Committee (ACC) Report Marty Stevenson
Marty was unable to attend this meeting, but there's usually little/no ACC activity this time of year.

7. Fishing Committee Update Tim
Tim reported the fish are primarily dormant when the lakes are frozen.

8. Natural Resources Committee Report Linda

At the committee meeting on January 9, 2024, Linda asked committee members what they thought their focus needs to be in 2024.

Marge Sjoden noted that we need to observe what happens in the lakes when they thaw. She suggests putting wolf urine vials adjacent to the new ditch to the lower lake based on beaver activity that we see.

Susan Klein will be contacting National Resources Conservation Service (NRCS) to try to schedule a free evaluation of our lake and Doug Ouren agreed to be there when that gets scheduled. Doug noted that their schedule is already filling up. Linda wrote Greg Langer an email, who is with the NRCS office in Salida, to open the door to this process. Linda will coordinate with the Fishing Committee about any appointments set.

Doug wondered what the criteria are for adjusting water flow into the lower lake and wetland area, as well as how and when will it be decided. Marge wondered if the adjustments are based on the oxygen sensors. Linda emailed Luke and spoke to Kim who said she is interested in the Natural Resources Committee establishing these criteria. Once we get the evaluation, we should be able to provide more information.

Linda has subscribed to the Colorado Parks and Wildlife (CPW) website's electronic newsletter and recommends that anyone interested in learning details about the wolf re-introduction, which is in progress in our state, visit the website to get their questions answered. These are some helpful documents for recreating (and pet safety) in wolf country:

- CPW Keeping Your Pets Safe Where Wolves are Present Factsheet
- CPW Living with Wolves Brochure

Linda has a wolf identification card in pdf form that can be downloaded for those wanting more information. Please contact Linda if you would like this pdf. Linda also has some pdfs regarding wolves/livestock and wolves/prey.

9. Other Business as Needed: Board
The Board decided to have the November 2024 budget meeting in-person and virtually to allow more people to attend. It is scheduled for Saturday, November 23, 2024.

10. Adjourn – Kim adjourned the meeting at 7:40 PM.

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 2024:

- Thursday, May 16, 7PM: Board Meeting
- Saturday, July 20, 9AM: Member Meeting & Election and 11AM Member Potluck Picnic
- Thursday, Sept 19, 7PM: Board Meeting
- Saturday, Nov 23, 7PM: Board Meeting to establish FY 25-26 Budget