

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 address or email has changed, please provide an 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 a leash and under control.*
 - *Members will be fined for violations. See www.beaverlakes.org/documents/ for more information.*
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Annual Member Meeting Agenda (Virtual)

September 19, 2024 @ 7:00 PM

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| 1. Open meeting | Kim, President |
| a. Identify members signed into virtual meeting. | |
| b. Board members signed into virtual meeting. | |
| c. Proxy count & process for formal business | |
| 2. Determine Quorum Status to Conduct Business | Kim, President |
| 3. Discussion Topics from Members | |
| a. Corral | |
| b. Ice skating on lakes in winter | |
| c. Other topics from members | |
| 4. Adjourn | Kim, President |

Office Contact Information:

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| • 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 Dates for 2022:

- Saturday, Nov 23, 9AM: Board Meeting to establish FY 25-26 Budget & 2025 meeting dates (Lodge & Zoom)

Annual Member Meeting Minutes (In-Person & Virtual)

1. Open meeting

Kim, President

a. Identify members signed into virtual meeting.

Rich Boon, Sherry Bouchereau, Amanda Hanson, Christopher Kearns, Tom Tracy, Jean Wilkie

b. Board members signed-into virtual meeting.

Aagje Barber, Eric Flora, Linda Keller, Kim Pierron, Susan Proulx, Tim Ratterman

Board members absent: Ken Berendt (excused)

Caretaker present: Luke Plummer

c. Proxy Count: Kim – 15, Ken – 11, Random Director – 11, Tim – 7, Linda – 4, Aagie – 3, Eric – 3, Sue – 3, Stewart Douglass – 1. Proxies for Ken and Stewart are not valid since they were not at the meeting. Sherry Bouchereau noted she did not receive a mailing. The Board requested she check with Ken to see what address is on file for her.

5. Determine Quorum Status to Conduct Business

Kim, President

The members present plus the valid proxies constitutes a quorum.

2. Discussion Topics

a. Corral

The results of the mail-in ballots regarding keeping the corral were 46 votes to remove the corral and 41 votes to keep it. Making a substantial change to common property requires a two-thirds majority, so it did not pass. It was noted recently that some members have repaired the corral to make it usable again.

b. Ice skating in winter

The results of the poll regarding allowing ice skating on the lakes in the winter were 40 in favor of allowing skating and 41 against allowing skating. The Board will continue discussions regarding this at future meetings, but for now the rule remains not allowing people to go on the ice. Sherry Bouchereau noted she knows of another lake, in another state, that allowed ice skating where a person drowned, and the HOA was sued despite signs posted stating it was “at your own risk”. Rich Boon added Colorado has laws supporting horse riding and ice skating that states it is at the person’s own risk which may help reduce the risk of being sued. Kim will contact our attorney to get an assessment of the risk and if Colorado law has an effect.

c. Cows in BLE

Tim indicated the cows are not owned by the Moyers, rather they are from another ranch and grazing with permission. They are allowed to graze in other areas selected by the Forest Service. This year they were allowed to put them in areas above BLE and the cows wandered down into BLE. This year has been worse than previous years due to the grazing areas they were given. Colorado is an open range state, meaning if we want to keep them out of BLE, it’s our responsibility, not the rancher’s, to keep them out. There was a discussion about installing a fence around BLE which would require over 5 miles of fence and additional gates. Electric fences are difficult to maintain since vegetation touching the fence can render it ineffective. Tim also noted they plan to take the cows away for the winter around the first week of October. It’s unknown if they will be allowed to graze in the same areas next year.

d. County Commissioner info

A member asked about information the County Commissioner, who attended the member meeting in July, was going to provide regarding future fire mitigation and maintenance of the road out of BLE to the north as an alternate route in case of fire. Kim has not received anything and will follow up with the commissioner.

3. Adjourn

Kim, President

Meeting was adjourned at 7:20 PM