

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.*
-



Board Meeting Agenda (Virtual)

May 22, 2025, 7:00 P.M.

- | | |
|---|-----------------|
| 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 January 30, 2025 | Board |
| 3. Treasurer Report | Ken, Treasurer |
| 4. Caretaker's Status | Kim, Luke |
| <ul style="list-style-type: none">• Progress Report• Equipment Status | |
| 5. Architectural Controls Committee (ACC) Report | Marty Stevenson |
| 6. Fishing Committee Update | Tim |
| 7. Natural Resources Committee Report | Linda |
| 8. Plan for Annual Election of Board Members | Board |
| 9. Other Business as Needed | Board |
| 10. Adjourn | Kim |

Minutes

1. Open meeting

Kim, President

This meeting was held virtually. Kim, President, called the meeting to order at 7:00PM MT.

- a. Identify members attending meeting: Aagje Barber, Ken & Nancy Berendt, Bob Dixon, Eric Flora, Linda Keller, Lila Land, Mark Leonard, Jim Perkins, Kim Pierron, Susan Proulx, Tim Ratterman, Mark Richter, Marty Stevenson
- b. Board members present: Aagje Barber, Ken Berendt, Eric Flora, Linda Keller, Kim Pierron, Susan Proulx, Tim Ratterman
- c. Board Members absent: None.
- d. Caretaker: Luke Plummer

2. Approval of Minutes Posted on BLE Website for January 30, 2025

Board

Kim moved to accept the January 30, 2025 minutes as posted. Ken seconded and the motion passed unanimously.

3. Treasurer Report

Ken

Ken shared the year-end statement for FY 2024-2025 and indicated BLE did very well last fiscal year. We have currently collected most of the dues for FY 2025-2026, with just a few dues still outstanding. Ken reviewed some of the highlights from the 2024-2025 year-end statement:

- Income from cabin rentals were a little under budget but campground hook ups were a little over budget.
- Payroll was under about \$8,000 due to less time needed by bookkeeper.
- Health insurance was under budget.
- Cabin repairs were about \$7,800 under budget.
- We budgeted for some projects (e.g., patio repair at lodge, lake dam maintenance, shed for supplies, etc.) that we didn't end up doing last year, so those are under but may be needed this year.
- We didn't have any bad debts so we're under budget for legal fees.
- Repairs and maintenance were under budget.
- Road maintenance was over budget by \$17,000 due to more extensive road base, stabilizers, etc. to improve the roads.

Overall we had \$61,582 more income than expenses although some of that will need to be expended this year for projects that weren't completed. Bob Dixon asked about the bank account balances and Ken indicated we have ample funds in the bank account, and Ken will ask the bookkeeper for more detailed information.

Bob Dixon made this following request to the Board: *"In years past we had conducted audits of the financials to just double check accuracy and more importantly protect the board. With the level of turnover that we are anticipating this year at key positions (specifically treasurer, THANK you KEN!) I would ask that the board vote at this meeting to conduct an audit of the fiscal year ending April 30, 2025. This will give us a baseline going forward to protect everyone involved and should be posted to our website."*

Bob asked if the Board made progress on this request. At Kim's request, Bob contacted the prior bookkeeper but all his contacts had either gone out of business or were too busy. Kim will contact our attorney to see if they have recommendations.

4. Caretaker's Status

Board

Luke provided a summary of activities since the last Board meeting, including:

- Winter focused on plowing, checking water flow, culverts, sanding, several equipment repairs, periodic maintenance, adding sand bags to flooding area, etc.
- Spring changed to removing chains, storing sander, changing to summer tires, additional equipment maintenance, opening cabins/shower house, checking all cabin equipment, initiating lake dissolved oxygen monitoring, etc.
- Tim noted he and Luke are working on a covered bin for salt and sand so they won't get wet and solidify making them hard to use.
- Tim is also working with the provider application of magnesium chloride to key areas of the roads. He noted we use a product with lower chloride content on the ranch area which the ranch owner has approved.
- Bob Dixon added his thanks to Luke for resolving some tough roads issues in the upper filing.

5. Architectural Control Committee (ACC) Report

Marty Stevenson

Marty reported the following ACC applications have been approved since the last meeting:

Name	Filing:Lot	Project
Shaun & Kathleen McElroy	2:89	Garage
Dave Poffenroth	2:85	Shed
Ken & Nancy Berendt	2:26	Repaint house

6. Fishing Committee Update

Tim

Tim indicated the following people donated to the fishing fund:

- Nishimura/Warnes
- Wilkie
- Ward/Davidson
- Two anonymous

The annual budget plus these donations will allow stocking in mid-June of 600 rainbow trout split between the lakes, 50 tiger trout (cross between brown and brook trout) in each lake to eat suckers, and 150 brown trout in the lower lake. He asked that people who catch a tiger or brown trout in the upper lake, please release it to the lake. The lower lake is all catch-and-release, except suckers. Ken suggested we add a note and picture on the kiosks of what they should return.

7. Natural Resources Committee Report

Linda

Linda noted that this committee does not have current activities and the committee is being dissolved for now but can be reconstituted as needed. Members can contact Linda if they have items that need to be addressed. She noted Colorado Parks and Wildlife is showing wolves are now in Lake County. If anyone sees one, they have a form to fill out about the sighting.

8. Plan for Annual Election of Board Members

Board

There are 4 Board members (Eric, Ken, Linda, and Susan) who's terms are expiring. Linda has indicated she will be running for reelection. Mark Richter and Jim Perkins have indicated they will run for the Board. Others have been contacted but we don't have anything definite yet. The Board is very pleased to have these potential new members and would welcome more candidates. Candidates must self-nominate and provide a brief biography no later than June 3, 2025.

9. Other Business as Needed:

Board

- a. No additional business.

10. Adjourn – Tim 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:

- Saturday, July 19, 2025 9:00 AM BLE Annual Member Meeting and Picnic (BLE Lodge)
- Thursday, September 18, 2025 7:00 PM Board Meeting (virtual)
- Thursday, November 20, 2025 7:00 PM Budget and 2026 Meeting Dates (virtual)