

**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 the Board 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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**Annual Member Meeting Agenda (In-Person & Virtual)**

**July 19, 2025 @ 9:00 AM**

**Annual Member Picnic**

**Follows meeting @ appx. 11:00 AM**

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|--|------------------------|
| 1. Open meeting  | Kim, President         |
| • Identify members signed into virtual meeting.                          |                        |
| • Identify Board members present.  |                        |
| • Process for Formal Business at this Meeting                            |                        |
| 2. Approve September 19, 2024, previous Member Meeting minutes as posted | Eric, Secretary        |
| 3. Treasurer Report  | Ken, Treasurer         |
| 4. Caretaker Report  | Luke, Caretaker        |
| 5. Summary of BLE Improvements   | Kim, President         |
| 6. Architectural Controls Committee (ACC) Report                         | Marty, ACC Chair       |
| 7. Fishing Committee Update  | Tim, Vice President    |
| 8. Natural Resources Committee Update                                    | Linda, Board Chair NRC |
| 9. Chipping Day  | Tim, Vice President    |
| 10. Determine Quorum Status to Conduct Business                          | Kim, President         |
| 11. Board Member Election Results  | Kim, President         |
| 12. Discussion Topics from Members                                       | Members                |
| 13. Adjourn  | Kim, President         |

## Minutes

### 1. Open meeting

Kim, President

This meeting was held in-person and virtually. Kim, President, called the meeting to order at 9:00AM MT.

- a. Identify members attending meeting: Jeff Anderson, Aagie & John Barber, Ken & Nancy Berendt, Margret Bobb, Marti & Rob Bodine, Martha & Rich Boon, Sherry Bouchard, Diane Fedie, Eric Flora, Nancy Fox, Mike Hansen, Andrea Hrusovsky, Christopher Kearns, Linda Keller, Ed Kuiper, Lila Land, Mark Leonard, Mike & Carin McCormick, Jim Perkins, Anna Petersen, Kim & Jeff Pierron, David Poffenroth, Tim & Madeline Ratterman, Mark Richter, Marty Stevenson, Marge Sjoden, Jean & Dan Wilke, Sarah Wilson
- b. Board members present: Aagie Barber, Ken Berendt, Eric Flora, Linda Keller, Kim Pierron, Tim Ratterman
- c. Board Member absent: Susan Proulx
- d. Caretaker: Luke Plummer
- e. Jean Wilke and Marti Bodine were appointed as the official counters of the ballots and proxies.
- f. Kim opened the meeting by thanking the Board members whose terms are expiring and are leaving the Board, which are Ken Berendt, Eric Flora, Linda Keller, and Susan Proulx.

### 2. Approval of Minutes Posted on BLE Website for September 19, 2024 Member Meeting

Eric, Secretary

Aagie Barber moved to accept the September 19, 2024 Member Meeting minutes as posted. The motion was seconded and passed unanimously.

### 3. Treasurer Report

Ken, Treasurer

Ken noted this is his last treasurer report as he is leaving the Board after this meeting. We're about 2.5 months into the current fiscal year, which started May 1<sup>st</sup>. Currently expenses are in line with the budget for all items. There are 6 members that have yet to pay their annual dues and we're working with them to correct addresses, develop payment plans if needed, etc. Ken noted fish stocking cost more this year than planned but the additional amount was covered by generous donations by members to the Fishing Fund.

### 4. Caretaker's Status

Luke, Caretaker

Luke provided a summary of his numerous activities since the May Board meeting, including:

- Cleaned, prepared, and opened the cabins and shower house for the rental season
- On-going, regular cabin cleaning
- On-going, regular road grading
- Application of road base to sections where it's most needed
- Repair and maintenance of equipment; all equipment is currently running well
- Checking and cleaning inlets to both lakes regularly
- Purchased special concrete blocks to build outdoor bins for road base and sand storage, awaiting delivery
- Cleaned up beaver slash pile
- Fence repairs and improvements
- Painted fencing
- Repaired gate latch after being hit by a vehicle
- Clean out the dry fire hydrants
- Met with fire department regarding fire mitigation
- Cleaned up after some campers

5. Architectural Control Committee (ACC) Report

Marty Stevenson, ACC Chair

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

Name	Filing:Lot	Project
Sean Convery	2:74	Fire pit – approved 6/15/2025
Jeff and Kim Pierron	1:6:21	Dog run – approved 6/29/2025

6. Fishing Committee Update

Tim, Vice President

Tim indicated fish have been stocked in both lakes and they greatly appreciate the donations that allowed better stocking. This year tiger and brown trout were added to control the suckers which degrade the fishery. We added minnows to the lower lake so those trout can grow large for catch and release. We don't put minnows in the upper lake since most of the trout are caught and kept each year.

7. Chipping Day

Tim, Vice President

Tim had several discussions with organizations/people that have done chipping at BLE in the past. The forest service isn't doing it anymore. The people that did it last year at no cost don't have enough people to do it this year. Tim is continuing to contact organizations that might do it, but we don't know the date(s) or cost at this point. It will most likely be in September or October. It was noted members can take up to 2 cubic yards of slash to the dump for free if you have a way to transport it.

8. Determine Quorum Status to Conduct Business

Kim, President

There are 36 members present and 35 proxies received, which constitutes a quorum. Since there were no votes taken, the random proxies were not assigned, and the proxies were used only to establish a quorum. The following proxies were received:

- Aagie Barber – 4
- Ken Berendt – 9
- Eric Iora – 5
- Linda Keller – 3
- Kim Pierron – 7
- Tim Ratterman – 1
- Marty Stevenson - 3
- Random Board member – 3

9. Board Member Election Results

Kim, President

The results of the election of 4 new Board members:

- Mark Richter – 48
- Jim Perkins – 44
- Mark Leonard – 40
- Kathrine McElroy – 37
- Linda Keller – 34
- Cindy Marascola (write-in) - 1

Kim thanked them for volunteering to support BLE on the Board and asked the ones present to provide a short, verbal background of themselves.

## 10. Discussion Topics from Members

## Members

- a. Mike Hansen noted the gate at the end of Deer Road doesn't work well and people go on private property to get around it. He volunteered to purchase materials to make it work better and keep people from having to cross private property. It would need some dirt work from someone. While this is next to the forest service land, the work would be on BLE property. The Board will work to establish a volunteer day.
- b. Sarah Wilson asked about control of noxious weeds/plants such as oxeye daisys, thistles, etc. At one time we had a Natural Resources Committee, but it focused on beaver control, and it has been disbanded. Marge Sjoden noted there are many non-native plants but there haven't been actions taken. She noted the non-native plants will often choke out the native plants. Marge indicated people need to pull the non-native plants before they go to seed, but that is a huge task with the abundant amount. She added the use of herbicides is not a good idea since it impacts the native plants, wildlife, and people. It was suggested we put pictures on the web site of the non-native plants that should be pulled so members know. It was noted you can purchase native wildflower seeds and the county has native grass seed.
- c. A member asked about the alternate access road from the upper filing to Leadville that was discussed with a Lake County Commissioner last year. Kim contacted the county, and they have graded their portion of the road but the rest isn't maintained by the county. Kim also noted that Commissioner's term has now expired.
- d. It was noted the fire department and forest service will come to member's property to provide guidance for fire mitigation. Tim summarized some of the things that are on the BLE web site, including not having trees within 30 feet of a structure, not stacking firewood below decks, clearing sage, clearing around fire pits or not using them, etc.
- e. A member asked about the fire truck that BLE owns. Kim indicated it has not been running or useful for quite a while and it's really a water truck, not a true fire truck. We have a newer water truck we use for the roads. Kim asked for ideas on how to dispose of the old water truck, as we tried to sell it or give it to a charity without success.
- f. A member asked if our governing documents address noise or excessively loud music. Nobody was aware of anything in BLE governing documents. There are county regulations, particularly late at night, that may address this issue. Another member indicated the level of the music at one location in BLE is extremely loud and disrespectful of the neighbors. Another member suggested the neighbors get together to see how the noise and unsightliness of the same property can be addressed within the BLE governing documents and/or county ordinances.
- g. Aagie noted it would be very helpful if members could provide complaints in writing including the BLE regulations and/or county ordinance that is being violated. It was noted the covenants are hard to change but the Rules and Regulations can be changed by the Board.
- h. There was a discussion about properties with lots of vehicles and/or junk. Linda noted the county has regulations regarding unsightly nuisance.
- i. A member requested an update regarding the road that was cut above a house in the upper filing. Aagie indicated the Board is addressing the situation and set a deadline for several actions in August. The member has also been fined for building it without ACC approval. Unfortunately, the damage has already been done, so the Board is working to make sure the hillside remains stable. She also noted the homeowner has been cooperative.
- j. A member noted there have been 4-wheelers driving around well after 10PM, which is disturbing.

- k. A member asked about trailers and camping on properties. The county has more regulations than BLE and should be enforced by the county. As noted above, members who feel there is a violation should provide a complaint to the Board in writing, citing the regulation or ordinance that is being violated.

11. Adjourn – Kim adjourned the meeting at 10:35 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)
- Phone: 719-486-0978
- Address: 585 Empire Valley Drive  
Leadville, CO 80461

**Future Meeting Date for 2025:**

- Thursday, September 18, 2025 7:00 PM Board Meeting (virtual)
- Thursday, November 20, 2025 7:00 PM Budget and 2026 Meeting Dates (virtual)