



Meeting Minutes

Board Member Meeting - September 18, 2025 at 7:00 pm

Agenda

Item	Responsibility
1. Open Meeting a. Board Members Present b. Board Members Absent c. Members/Others Present	Tim Ratterman
2. Approval of Minutes Posted on BLE Website for July 19, 2025 Meeting	Board
3. Treasurer Report	Kim Pierron
4. Caretaker's Summary	Luke Plummer
5. Architecture Controls Committee	Marty Stevenson
6. Fishing Committee	Tim Ratterman
7. Other Business as Needed	Board
8. Adjourn	Kim Pierron

Minutes

1. Open Meeting

Board Members Present	Board Members Absent	Members/Others Present
Tim Ratterman Aagje Barber Kathleen McElroy Mark Leonard Mark Richter Jim Perkins	Kim Pierron (Excused)	Luke Plummer

2. Approval of Minutes Posted on BLE Website for July 19, 2025 Meeting

Minutes for the July 19, 2025 meeting were approved as written.

3. Treasurer Report

Tim gave the report for Kim. Kim is still trying to figure out everything in the Treasurers role. We have three certificates of deposit that are \$26,000 at 4% interest. See Attachment 1 at the end of minutes for current budget status.

4. Caretaker's Summary

Luke has been very busy with the roads. He cut ditches in June and July. Spent 7 days with GTW and Digger Dan putting road base down at the head gate, the upper lake area, part of the Miracle Mile,

and in between Basalt and Gabbro. The mag went down at Moyer's head gate, part of the Miracle Mile, and between Basalt and Gabbro. He also smoothed out Deer Road and Elk Road.

They are currently getting bids for the roofs on the shop building and water house. They have three bids running around \$16,000. The fascia will also have to be replaced and that is another \$1,000.

The equipment is doing fine. The Fire Truck's brakes are locked up and it will be given away to Lake County Concrete. The grader has a very small leak and will need some general maintenance soon.

The lower lake boards may start going back in November. Luke is going to check this with the water commissioner and the Moyer's to ensure that we don't put them back in before they are supposed to.

5. Architectural Controls Committee

Member	Location	Project	Status
Mike & Carin McCormick	Filing 1, Block 4, Lot 5	Site prep for well drilling	Approved
Ute Herzfeld	Filing 2, Lot 35	Extension of the earlier approved building application	Approved

6. Fishing Committee

None

7. Other Business as Needed

Mark Leonard asked about the real estate seller signs at the lower gate and if they are allowed to do this. Tim said it's been a hands off approach as it is Moyer's property.

Jim Perkins asked if dredging the lower lake while it is down was a possibility. The northeast side is pulling debris in and the wood from the beavers is starting to pile up. Tim said Marty had suggested going in and doing this while the lake was low. It would take a couple of days and a couple of dump trucks to move the dirt. Luke said they could also put in trenches while they were doing this. Tim recommended getting a proposal from Marty and having a call to discuss this with him and Luke.

Tim reported that Dan Wilke has been talking to Parkville Water District and they own some water in the Empire Gulch. They may be interested in selling some of it to us. We need to discuss the possibility with Parkville further.

Mark Richter has been working on the new updated version of the website and the reservation system for the cabins and camping. The old system is cumbersome and not user friendly. He is hoping to get the new version up and running before next summer.

8. Adjournment

Aagje Barber moved to adjourn the meeting, Tim Ratterman seconded the motion and all agreed. The meeting was adjourned at 7:27 pm.

BLE Office Contact Information:

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Future Meeting Dates

Thursday, October 16, 2025 at 7:00 pm - Board Meeting

Thursday, November 20, 2025 at 7:00 pm - Annual Budget Meeting

Attachment 1 - Treasurer's Report

3:50 PM

09/12/25

Cash Basis

Empire Lodge Homeowners Association Profit & Loss Budget vs. Actual May 1 through September 12, 2025

	May 1 - Sep 12, 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
4050 · Dues - Owners	235,848.62	242,200.00	-6,351.38
4300 · Late Charges	336.00	500.00	-164.00
4500 · Cabin Rentals			
4502 · Cabin Rental #2	1,544.68	0.00	1,544.68
4503 · Cabin Rental #3	681.25	0.00	681.25
4504 · Cabin Rental #4	1,062.39	0.00	1,062.39
4500 · Cabin Rentals - Other	0.00	8,000.00	-8,000.00
Total 4500 · Cabin Rentals	3,288.32	8,000.00	-4,711.68
4550 · Fees - Hookups	638.62	0.00	638.62
4600 · Legal Fee reimbursement	0.00	500.00	-500.00
4800 · Interest	205.85	1,000.00	-794.15
4910 · Other Income			
4911 · Fish Stocking Fund	3,000.00	0.00	3,000.00
4910 · Other Income - Other	695.00	800.00	-105.00
Total 4910 · Other Income	3,695.00	800.00	2,895.00
4960 · Returned Check Charges	9.00	0.00	9.00
Total Income	244,021.41	253,000.00	-8,978.59
Gross Profit	244,021.41	253,000.00	-8,978.59
Expense			
5000 · Payroll expense	18,129.61	57,360.00	-39,230.39
5010 · Payroll Taxes - FICA	1,206.68	3,526.00	-2,319.32
5020 · Payroll taxes - Medicare	282.20	825.00	-542.80
5030 · Payroll taxes - Futa	13.95	126.00	-112.05
5040 · Payroll taxes - SUTA	136.68	352.00	-215.32
5050 · Payroll taxes - Adj. acct.	0.00	899.00	-899.00
5060 · Caretaker Health Insurance	600.50	3,000.00	-2,399.50
6250 · Repairs & Maint. - Cabins	1,175.38	5,000.00	-3,824.62
6255 · Repairs & Maint - Other	2,321.73	10,000.00	-7,678.27
6261 · Lake Dam Maint.	0.00	7,700.00	-7,700.00
6270 · Lake Stocking	9,650.00	6,000.00	3,650.00
6290 · Collection/Bad Debt expense	0.00	500.00	-500.00
6360 · Fees & permits	585.15	1,500.00	-914.85
6370 · Office supplies & expense	594.77	1,000.00	-405.23
6380 · Postage	379.91	600.00	-220.09
6390 · Copies & printing	284.40	1,350.00	-1,065.60
6400 · Vehicle fuel	2,387.29	8,000.00	-5,612.71
6410 · Repairs & maint - vehicles	7,107.70	21,000.00	-13,892.30
6420 · Small Tools & Shop Supplies	626.11	1,000.00	-373.89
6430 · Miscellaneous expense	518.62	1,000.00	-481.38
6450 · Prof fees - accounting	830.00	1,000.00	-170.00
6460 · Prof fees - legal	0.00	5,000.00	-5,000.00
6470 · Repairs & Maint - buildings	0.00	2,000.00	-2,000.00
6480 · Repairs & maint - roads	34,066.12	45,000.00	-10,933.88
66000 · *Payroll Expenses	1,332.92	0.00	1,332.92
6650 · Taxes - other	0.00	1,000.00	-1,000.00
66910 · Bank Service Charges	9.00	0.00	9.00
6700 · Bank Charges	0.00	250.00	-250.00
6800 · Electricity			
6801 · Electricity - Water Truck Bldg	1,549.39	0.00	1,549.39
6802 · Electricity - Cabin# 1, 2, 3,	208.97	0.00	208.97
6803 · Electricity-Cabin #4 & Lodge	296.84	0.00	296.84
6804 · Electricity-Campground	258.82	0.00	258.82
6805 · Electricity-Security Light-MG	77.84	0.00	77.84
6800 · Electricity - Other	0.00	8,000.00	-8,000.00
Total 6800 · Electricity	2,391.86	8,000.00	-5,608.14

3:50 PM

09/12/25

Cash Basis

Empire Lodge Homeowners Association
Profit & Loss Budget vs. Actual
May 1 through September 12, 2025

	May 1 - Sep 12, 25	Budget	\$ Over Budget
6850 - Propane			
6851 - Propane Tank Rental	72.00	0.00	72.00
6853 - Propane-Cabin#4/Clubhouse	266.16	0.00	266.16
6850 - Propane - Other	0.00	1,000.00	-1,000.00
Total 6850 - Propane	338.16	1,000.00	-661.84
6900 - Water Expense - Water	0.00	20,000.00	-20,000.00
6930 - Special fees (loans/liens/etc)	0.00	250.00	-250.00
6950 - Telephone & Internet	1,477.72	3,720.00	-2,242.28
7200 - Insurance - workers comp	407.00	2,213.00	-1,806.00
7210 - Insurance - General	8,729.00	10,000.00	-1,271.00
7500 - Income Tax	14.00	0.00	14.00
7600 - Penalties	0.37	0.00	0.37
Total Expense	95,596.83	230,171.00	-134,574.17
Net Ordinary Income	148,424.58	22,829.00	125,595.58
Net Income	148,424.58	22,829.00	125,595.58