



Meeting Minutes

Board Member Meeting - November 20, 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 September 18, 2025 Meeting	Board
3. Treasurer Report	Kim Pierron
4. Roles and Responsibilities	Tim Ratterman
5. Technology Updates	Mark Richter
6. Caretaker's Summary	Luke Plummer
7. Architecture Controls Committee	Marty Stevenson
8. Fishing Committee	Tim Ratterman
9. Other Business as Needed	Board
10. Adjourn	Tim Ratterman

Minutes

1. Open Meeting

Board Members Present	Board Members Absent	Members/Others Present
Tim Ratterman Kim Pierron Kathleen McElroy Mark Leonard Mark Richter Jim Perkins Aagje Barber		Linda Keller Bob Dixon Luke Plummer

2. Approval of Minutes Posted on BLE Website for October 16, 2025 Meeting

Minutes for the October 16, 2025 meeting were approved as written.

3. Treasurer Report

Kim began with the budget. The CD's will be renewed at 3.9% instead of 4.2%. We owed taxes last year because of the interest income.

On the graph the orange is what was spent this year. We currently have 172 members. At the current member fee we make about \$248,000 a year. Cabins made \$3280 this summer which is down. Tim asked if we could get a breakdown from the bookkeeper on the cabins year by year. Fishing had some big donations that brought them over \$3000.00

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

Luke stated that the cabins were booked almost every week since he's been here, but this was the slowest he has seen them. Most people wanted holidays and weekends this year. With the changes in the website and payments changing, it is hoped that the numbers will go back up. It was agreed to change the budget from \$8000 to \$6000. Hookups made \$791.00. Asked to have \$1000 in the budget for next year. It was asked to clarify the 24 and 25 numbers with Lorraine.

Bob Dixon said that the numbers for 2023 are skewed because we had people living in the campground, so we really shouldn't go off of that.

Right now the budget is short \$4000.00 due to dues that are still unpaid. There have been some agreements to get paid and some that have been paid that are not in the budget.

One of the CD's is maturing in January. The others will be in six months. We can liquidate them anytime, but the penalty will be the interest gained.

Expenses were next. Payroll was discussed first. We have the bookkeeper and the caretaker. We haven't budgeted workers compensation yet. Kim has budgeted \$1,800 for Luke's health insurance as it went up \$30.00. Compensation for the Caretaker will be indexed for inflation to the annual Consumer Price Index (CPI) identified by the Bureau of Labor and Statistics in February with the possibility of an additional increase based on merit.

Maintenance has \$10,000 in the budget. There are bills that haven't been paid yet. Water issues and roof replacements have not been paid yet. Bin blocks will cost \$2000 to move them, but don't know yet as to what they cost.

Mark Richter then asked why we are doing this budget hearing now, when we don't have most of our numbers and we're only half way through the year. Bob Dixon stated that there is a certain amount of time to post for members so they can view it and protest if they want to. We need to get more information on this matter from our lawyers. Jim Perkins brought up the email that has to be sent to the members. We have 90 days to ratify and have to have it posted in mid January. However, being the board has moved from quarterly meetings to monthly meetings, we can postpone this to December or January.

Mark Leonard asked about the reserve funds. Kim Pierron stated by law we have to have the reserve. There is also a spot in there for projects that are under consideration. We have to have \$48,000 in the bank account. We can put the dredging in the project under consideration for next year.

Under the office part of the budget the printing of the ballots was most of the costs this year.

Vehicle fuel is budgeted around \$9,000. We want to keep the Repair line item high because you never know what will break and how much it will cost.

The water rights will be \$5000 for the lawyers and \$6500 for looking at other water right options.

The budget for roads is high and needs to stay that way. Road base and mag chloride are expensive and will probably go up in costs. Our number one priority has to be the roads and the budget is what stops Luke from doing more with them.

The water budget is \$20,000. The fees to Pueblo go out at the end of the year. Legal fees were \$6,910 and Kim was asked to go up another \$6,500 for the water right options.

We will have a similar meeting in January with more historic numbers.

Bob Dixon asked if we can have more checks and balances with the cabins. The new reservation system will have this. He also wants more transparency for the other members to attend meetings like this and more transparency where the money is sitting in the banks. He wants more members involved in the budgeting process. Mark reminded him that emails are going to start going out for meetings.

4. Technology Updates

Google workspace is going well. Chat is up and most everyone is set up. He asked if anyone wants their old email merged with the new email to let him know. He will work with John to create a test version of the new website before they go live. Email communication is up. Mailchimp is working and emails will start going out next month. He asked to get the agenda done sooner so that email can

reflect that. He said we need to work off of the calendar more on the google site. Right now he is a little ahead of schedule on all of this.

5. Caretaker's Summary

Luke ditched the ranch again. The water truck is winterized. Cabins are completely shut down for the winter, boards are back in at the lower lake, he animal proofed the pumphouse for the lodge, culverts have been cleaned, propane filled for the shop, plows are on and ready to go, checking ditches regularly, and the truck decals are on.

6. Architectural Controls Committee

Bob Dixon stated that nothing has been submitted in the last month.

7. Fishing Committee

Tim hasn't heard about any fish kill with the lakes so low. There isn't any ice on the lakes yet, but as soon as that happens the fish go dormant. He believes we're in good shape.

8. Other Business as Needed

Water was discussed with Tim and Mark Richter and the water commission. We have some absolute rights. We also have conditional rights which require a review every 6 years to keep the 1.1cfps. We can attempt to get up to 2.5cfps, but we don't have room to accommodate this. We can abandon our rights, but we don't really want to do this as you can never get them back. The lawyer quoted \$6,500 to continue the conditional rights.

Regarding water rights, we are on a long-term lease from Pueblo Water. The costs will likely go up significantly in 2030. Leasing water from Parkville is not viable because it is domestic use and can only be stored for 70 hours. If the source changes, the augmentation changes, which means a plan has to be done and this is very challenging. We are competing with those who have more money. We are not in the driver's seat here and are mercy to the others. Our water lawyer quoted us \$5,000 to investigate options for future water rights.

Jim asked why to spend the \$5,000 if it is just going to lead us back to Pueblo Water. Mark Richter stated that we won't know what's out there unless we explore. It was moved by Jim to approve the \$5,000, seconded by Kim and all were in favor.

The meeting was then moved to Executive Session by Aagje and seconded by Tim at 8:51PM. Aagje moved to move out of Executive Session at 9:05 PM and Tim seconded.

9. Adjournment

Aagje moved to adjourn the meeting Tim seconded the motion and all were in favor. Meeting adjourned at 9:05PM

BLE Office Contact Information:

BLE Website	www.beaverlakes.org
Email Address	beaverlakesestates@gmail.com
Phone	719-486-0978
Address	585 Empire Valley Drive Leadville, CO 80461

Future Meeting Dates

Thursday, December 18, 2025 at 7:00 pm - Annual Budget Meeting