



Meeting Minutes

Board Member Meeting - December 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 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 Kathleen McElroy Mark Leonard Mark Richter Jim Perkins Aagje Barber	Kim Pierron	Marty Stevenson Luke Plummer

2. Approval of Minutes Posted on BLE Website for November 20, 2025 Meeting

Minutes for the November 20, 2025 meeting were approved as written.

3. Treasurer Report

Tim Ratterman gave an update. We will work again on the Budget in the January Meeting. We will send notice to the members and ratify in February or March.

4. Technology Updates

Mark Richter gave updates. Minor website updates have been completed. He is working on an outline for new website. Email that went out for this meeting seems to have been a success.

5. Caretaker's Summary

Luke Plummer gave his report. He is grading, taking care of ditches with the ice buildup, repairs on water truck, chains are on grader, sand barrels are at lower gate, and signs are up at middle gate that gate may stay open. LC concrete has sent the blocks to hold sand and dirt up and salt is in it. We have a higher percentage of salt in the contents this year. Roofs on the buildings will be completed by the end of the month. We still have the fire truck and water truck and are waiting to see if LC Concrete is still going to take the water truck.

6. Architectural Controls Committee

Marty Stevenson said they have had 3 requests and all have been approved.

Name	Filing/Lot	Project
James & Susan Reinhart	Filing 2, Block 8, Filings 1-4	Carport
Ted & Meghan Green	Filing 2, Lot 88	Deck
Andrea Hrusovsky & Diane Fedie	Filing 2, Lot 43	Deck Replacement

7. Fishing Committee

No report on this.

8. Other Business as Needed

Collection policy has to be updated as Legislature has changed. Tim Ratterman motioned to approve the new policy as written by Altitude Law and Jim Perkins seconded. All voted in favor.

Water Rights will be discussed again with water commission and attorneys in January.

Marty Stevenson asked to have one of the ditches looked at by Tim Ratterman that is needing to be rebuilt so that it can be added to next year's budget.

Motion made by Aagje Barber to go into Executive Session for Violations and Collections and seconded by Tim Ratterman. Went into Executive session at 7:27PM and came out of it at 7:40 PM

9. Adjournment

Tim Ratterman moved to adjourn the meeting Aagje Barber seconded the motion and all were in favor. Meeting adjourned at 7:42 PM

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Future Meeting Dates

Thursday, January 15, 2026 at 7:00 pm