



Meeting Minutes

Board Member Meeting - January 15, 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	Tim Ratterman
4. Technology Updates	Mark Richter
5. Caretaker's Summary	Luke Plummer
6. Architecture Controls Committee	Marty Stevenson
7. Other Business as Needed	Board
8. Adjourn	Tim Ratterman

Minutes

1. Open Meeting

Board Members Present	Board Members Absent	Members/Others Present
Tim Ratterman Kim Pierron Mark Leonard Mark Richter Jim Perkins Aagje Barber	Kathleen McElroy	Marty Stevenson Luke Plummer Vicky Douglass Jame Groggin

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

Minutes for the December 18, 2025 meeting were approved as written.

3. Treasurer Report

The Updated Collection Policy was approved in December as well as the statutorily required companion Registration of Phone Number and Email Address Policy. Both policies are on the website and members are encouraged to read them.

As of January 13, 2026, income is at 98.7% of projection and expenses are at 71.1% of projection. There is \$159,000 in CD investments.

4. Technology Updates

Mail Chimp has changed the rate structure. We will be able to use it for the February meeting email notification but Mark will research other options for future notifications. There may be a cost in the future. The progress on the Website update is slow but will take place.

5. Caretaker's Summary

Luke has only plowed twice so far due to the dry winter season. Additional tasks completed include: lots of sanding, maintenance on the sander, grading, walking ditches daily, cleaning the shop, maintenance on the cabins. The roof replacement on the maintenance shed and the water shed have been completed. The eaves will need to be painted in the spring/summer.

6. Architectural Controls Committee

No new applications were submitted.

7. Other Business as Needed

The proposed budget for the 26/27 fiscal year was discussed in depth. The fiscal year begins in May and ends in April. Each line item was reviewed. Tim Ratterman moved to approve the proposed budget. Mark Richter seconded the motion. The proposed budget was unanimously approved and will be posted on the website for review by the membership. Final approval will take place during the February 19, 2026 meeting.

8. Adjournment

Tim Ratterman moved to adjourn the meeting at 8:57pm, seconded by Kim Pierron and unanimously approved.

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, February 19, 2026 at 7:00 pm