



# Meeting Minutes

Board Member Meeting - February 19, 2026 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 January 15, 2026 Meeting	Board
3. Treasurer Report and Approval of FY 2026-2027 Budget	Kim Pierron
4. Technology Updates	Mark Richter
5. Caretaker's Summary	Luke Plummer
6. Architecture Controls Committee	Marty Stevenson
7. Driving Concerns	Board
8. Other Business as Needed	Board
9. Member Comments	Members
10. Adjourn	Tim Ratterman

## Minutes

### 1. Open Meeting

Board Members Present	Board Members Absent	Members/Others Present
Tim Ratterman Aagje Barber Jim Perkins Mark Richter Mark Leonard Kathleen McElroy	Kim Pierron	Bob Dixon Marty Stevenson Donna Maddex Luke Plummer Glenn Brenchley John Boak

### 2. Approval of Minutes Posted on BLE Website for January 15, 2026 Meeting

Minutes for the January 15, 2025 meeting were approved as written.

### 3. Treasurer Report

Jim Perkins noted that although most members were not present at the meeting, the budget had been ratified by the Board in January and is approved.

Aagje Barber noted a correction to the insurance line item (7210), increasing it from \$10,000 to \$12,000.

Tim Ratterman moved to approve the change. Aagje Barber seconded the motion.

Motion passed unanimously.

#### 4. Technology Updates

Mark Richter reported receiving requests to add members to the mailing list. BLE has exceeded Mailchimp's free plan, and he is exploring options.

He continues working on updates to the website and the cabin rental system.

#### 5. Caretaker's Summary

Luke Plummer gave his report.

- Cabin rental reservations are already coming in.
- Roads are being graded one to two times per week due to dry conditions.
- Batteries were installed on the front loader.
- The grader's radiator is being monitored.

Bob Dixon asked about replacing the grader. Luke Plummer stated replacement is not an option due to the grader's age; refurbishment is required.

Repairs are being handled by Lancer. Luke also:

- Performed truck maintenance
- Checked ditches
- Organized and managed shop tools

Mark Leonard asked about the cost of a radiator. Luke reported a quote of \$5,000-\$7,000 for a remanufactured radiator. Marty Stevenson recommended purchasing a refurbished radiator now to have a backup and avoid extended downtime when the current radiator fails.

#### 6. Architectural Controls Committee

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

Name	Filing/Lot	Project
Mike MEad	Filing 2, Lot 77 2131 Empire Valley Drive	Detached Garage

#### 7. Driving Concerns

Speeding and reckless driving have become a significant concern.

In December, Tim Ratterman's Jeep was struck by a vehicle traveling at a high rate of speed on Empire Circle. Several other vehicles were also damaged.

Kathleen McElroy reported receiving three complaints about the same individual exhibiting disrespectful and aggressive driving behavior. She was also nearly struck while walking her dog on Elk.

Glenn Brenchley also reported nearly being hit by a speeding vehicle while walking his dog.

The Board does not have authority to issue citations but can request that residents slow down.

Glenn stated he spoke with the Sheriff's Office, which is willing to provide off-duty officers for hire, though it would be expensive.

Aagje Barber questioned why residents should pay for law enforcement services given that county taxes (approximately \$1,300 for the general fund) do not result in services such as plowing, paving, or consistent patrol presence.

Glenn noted that a previous policy of not responding to Beaver Lakes has been removed. The Sheriff's Office will now respond based on availability and can issue reports for reckless driving or DUI.

Bob Dixon emphasized that the Board must take stronger action when specific complaints are received, including sending letters to identified members. While unpopular, action is necessary.

Bob further stated that individual property owners may be held liable in the event of an accident, and the Board should work to prevent injury or death due to speeding.

Next steps:

- Meet with legal counsel
- Discuss options with the Sheriff's Office
- Potentially engage the County regarding the use of tax dollars

Mark Leonard asked whether the drivers involved are residents or contractors. Tim noted that in three complaints, the person was identified by name. Mark concluded this indicates a larger issue requiring Board responsibility.

## **8. Other Business as Needed**

### **In-Person Meetings**

Glenn Brenchley asked whether in-person meetings could resume to rebuild community connection.

Bob Dixon noted that past in-person meetings typically had less than 10% attendance.

Tim Ratterman stated that 60% of Board members are not full-time residents, and requiring monthly travel may not be practical.

Aagje Barber shared that her experience has been positive in terms of neighbor interaction and does not believe in-person meetings would resolve community concerns.

### **Fire Mitigation**

A question was raised about fire mitigation due to record dry conditions.

Aagje suggested waiting to see March weather conditions, as it is typically a wet month, and revisiting the issue afterward.

## **9. Member Comments**

None

### **10. Adjournment**

Tim Ratterman moved to adjourn the meeting.

Aagje Barber seconded the motion.

All were in favor.

Meeting adjourned at 7:55 PM.

### **BLE Office Contact Information:**

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### **Future Meeting Dates**

Thursday, March 19, 2026 at 7:00 pm