



Meeting Minutes

Board Member Meeting - March 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 February 19, 2025 Meeting	Board
3. Treasurer Report	Kim Pierron
4. Technology Updates	Mark Richter
5. Caretaker's Summary a. Grader radiator	Luke Plummer
6. Architecture Controls Committee	Marty Stevenson
7. Road Safety a. Legal liability b. Meeting with Sheriff	Aagje Barber
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 Kathleen McElroy Kim Pierron Mark Leonard Mark Richter Jim Perkins Aagje Barber	Mark Richter Tim Ratterman	Ed Kuiper John Boak Luke Plummer Glenn Brenchley Jason Lombard Marty Stevenson

2. Approval of Minutes Posted on BLE Website

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

3. Treasurer Report

Two Members are in arrears of their dues.

Annual dues went out and should be hitting mailboxes.

Next month will be year end.

Kim also went on to state that three board member's terms are up and we need to start an email to get people interested in or thinking about running. She knows for sure that she and Aagje Barber are up and believes Tim's is up as well.

4. Technology Updates

No technology update

5. Caretaker's Summary

Plowed once through this month

Repaired Hydraulic cylinder on plow

Grader was just a leaking hose, radiator is fine

Took sander off of truck and removed sand barrels from gate

Ditches are running but low

Cleaned up trees that wind storm took out

Grading and keeping ditches clean

6. Architectural Control Committee

No Applications for the month

7. Road Safety

Aagje talked to our attorney and spoke to Sheriff Speckman. The attorney states that we can't have speed limit signs that we ultimately cannot cite tickets for. It's a liability to the HOA. Sheriff Speckman said he cannot write tickets on private property due to Colorado Revised Statutes which does not allow law enforcement agencies to enforce speed limits on private roads. This was confirmed by our lawyer. The Sheriff is willing to have members take license plates or identifying pieces of a vehicle of reckless drivers and research the situation. Reckless driving carries an 8 point ticket, possible jail time, and monster fines. He said that they will patrol out here randomly as they are available. We have to change Rule 16 to take the speed limit signs out so we are not liable for tickets. Aagje recommends that we put new signage up. She will ask Tim to talk to Jim Moyer about signage on the ranch. Signs will read Drive Slow with caution.

Jim motioned for a change on rule 16. Kathleen seconded. Motion was approved. The former and revised language for Rule 16 is provided below:

Former: MOTORIZED VEHICLES: All motorized vehicles including all-terrain vehicles, sport vehicles, snow vehicles and other recreational motorized vehicles must stay within posted

speed limit. No careless or reckless driving is permitted. Respect other property owners' privacy and property. Do not drive off roads or on private roads and driveways. Trespassing, speeding and reckless motorized vehicles will be reported to the Lake County Sheriff.

Revised: **MOTORIZED VEHICLES:** All motorized vehicles including all-terrain vehicles (ATVs), sport vehicles, snow vehicles, and other recreational motorized vehicles—must be operated in a safe and responsible manner. Reckless or careless driving is prohibited. Operators must remain on designated roads and may not enter private driveways or off-road areas without permission. Residents are encouraged to report trespassing or dangerous driving to the Lake County Sheriff's Office.

Jason Lombard asked what documentation the Sheriff wants and what's stopping neighbors who don't like each other from just going to the Sheriff and making the accusation. Aagje said it will ultimately fall to the Sheriff's Office on what occurs with a turn in. The response times will vary based on his deputies on duty and where they are. He does not recommend hiring off duty. He said it can get expensive and you never know what you're going to get.

8. Other Business As Needed

Trash collection was brought up on Next Door. It is stated that the Board will not allow trash trucks in the area. Jim is going to investigate this further. Tabled until next meeting.

9. Member Comments

None

10. Adjournment

Kathleen McElroy moved to adjourn the meeting if there was no other business. Kim Pierron seconds. Everyone is in agreement. Meeting adjourned at 7:36 PM

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, May 21, 2026 at 7:00 PM