



# Meeting Minutes

Board Member Meeting - April 16, 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 March 19, 2026 Meeting	Board
3. Fire Restrictions	Board
4. Treasurer Report	Kim Pierron
5. Technology Updates Website Update	Mark Richter
6. Caretaker's Summary	Luke Plummer
7. Architecture Controls Committee	Marty Stevenson
8. Cap Reserve Study Bids	Jim Perkins
9. Trash Guideline Update	Jim Perkins
10. Board Elections	Kim, Aagje, Tim
11. Other Business Mag Chloride Treatment	Board
12. Member Comments	Members
13. 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		Mike Hackaylo Bob Dixon Lila Land Luke Plummer Marty Stevenson Chiris Kearns John Boak Linda Keller Margaret Bobb

## **2. Approval of Minutes Posted on BLE Website**

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

## **3. Fire Restrictions**

Follow Guidelines on the Forest Service website rather than the BLE website.

Currently in Stage 1

## **4. Treasurer Report**

65 Members have paid their 2026 Dues

14 more days to go in the fiscal year

Taxes do not have to be paid for a couple more months

## **5. Technology Updates**

John Boak and Mark Richter will start working on the new website very soon.

## **6. Caretaker Updates**

Ditches checked

Grading twice a week

Mailboxes are still being sold

Cabins have started renting out

All the snow equipment has been removed

Marty/GTW helped clean the ditches on Moyer Ranch

## **7. Architectural Control Committee**

Sarah Wilson 106 Cougar Road-Tree Removal

Sue Champion 38 Cottontail Road-Driveway Construction

Brandon & Lee Hertz 1165 Empire Valley Dr-Greenhouse

Mike and Carin McCormick-201 Ptarmigan Road-New House Construction

## **8. Cap Reserve Study Bids**

Figure out where we need to go

Jim checked with the company that did the study at his HOA in Westminster

Jim sent out 6 RFPs

3 Formal bids returned

The studies are a tool for helping with budgets in common areas of HOA's

Inventory common items for anticipated maintenance

Makes sure that we're collecting what is needed for future maintenance

Can play a role in mortgage approval and insurance approval by keeping HOA fees down

Bids were for \$3200, \$3650 and \$10,625. Jim recommends we go with one of the \$3000 ones

Are water rights a part of this?

They are considered an operating expense

Reserve Studies is found in our Covenants Article 1 Item 3.4

Budget/Reserve

Is the 20% reserve really necessary

It is required by State Law

If Income goes up so does the amount in the reserve

Do TABOR rules affect HOA?

Bob Dixon didn't know said it would be an excellent question to ask the attorney

Reserve is required to be at a certain level

If spent it has to be replenished

Jim has not found a specific State law mandating a certain amount of funds as a reserve minimum

Timeline

Doesn't need to be in a rush

Work on it for the next fiscal year

The lowest bid is the one that would benefit us the most

Can have updates on it yearly

Could help future board members with the frequency of members changing

Dues

Can the date be moved or is it in Law that it has to be May 1?

Kathleen pointed out that this is a hard time of year for people as Income Tax, Property Tax, and Dues are all coming out at the same time making it difficult for people to pay

Will look at monthly, or quarterly payments

Is there a way to make this automated?

Will discuss again at a future meeting

Back to Study

Jim will send bids to board for discussion on the next meeting

## 9. Trash Guideline Update

Misti Cureton was told by people in the area that the Board will not allow trash service here

Jim couldn't find any rules other than Covenants 6.13

Nothing restricts a service

Board does not want to be responsible for saying yes or no

Just want people to be aware of containers being Bear proof

## 10. Board Elections

Kim Pierron , Aagje Barber, and Tim Ratterman are up for reelection this year

We need to get this out so people can start sending in their bio's

Bio's need to be completed by June 1, 2026

Request for Bio's on website and possibly NextDoor

Have completed bio's sent to [board@beaverlakes.org](mailto:board@beaverlakes.org)

Aagje Barber and Tim Ratterman are planning on running again

## 11. Other Business As Needed

Mag Chloride Treatment

New guy who will not respond back

Trying to get it completed in late May or Early June

Jim asked about the speed limit signs

Jim Moyer doesn't want them on the ranch

Aagje is going to order 6 signs and place between upper cattle gate and the cattle guard and in the upper and lower filings

The speed limit signs will remain on the Moyer Ranch

Mark Leonard asked about the process for ordering fish

Tim Ratterman is in the process of getting bids from 3 different companies

Hoping to have delivery late May or early June

Chris Kearns asked about the water shortage and the health of the fish

Tim has spoken to Greg Brunjak (fish and conservation specialist) and the fish will be fine. They find their way to deeper water

## 12. Member Comments

None

### 13. Adjournment

Aagje Barber motioned to adjourn the meeting and Tim Ratterman seconded the motion. All voted in favor and the meeting was adjourned at 8:06PM

### BLE Office Contact Information:

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### Future Meeting Dates

Thursday, May 21, 2026 at 7:00PM on Google Meet