



# Meeting Minutes

Board Member Meeting - May 21, 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 April 16, 2026 Meeting	Board
3. Treasurer Report	Kim Pierron
4. Technology Updates	Mark Richter
5. Caretaker's Summary	Luke Plummer
6. Architecture Controls Committee	Marty Stevenson
7. Reserve Study	Jim Perkins
8. Board Elections	Tim Ratterman
9. Other Business Horse Corral Proposal Mag Chloride/Road Base Fish Stocking Slash Chipping	Board
10. Member Comment	Members
11. Adjourn	Tim Ratterman

## Minutes

### 1. Open Meeting

Board Members Present	Board Members Absent	Members/Others Present
Tim Ratterman Mark Leonard Mark Richter Jim Perkins	Kathleen McElroy Kim Pierron Aagje Barber	Luke Plummer Marty Stevenson John Boak Linda Keller Camy Barraza RT Hughen

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

Minutes for the April 16, 2026 meeting were approved as written.

## **3. Treasurer Report**

No detailed financial review was conducted during the meeting. The board noted that there had been very little change since the prior month, and no board members requested further discussion.

## **4. Technology Updates**

Mark Richter is working with John Boak on the website update. Current efforts include:

- Evaluating a WordPress.org website solution
- Researching plugins for cabin and campsite reservations
- Exploring online payment functionality for dues and reservations
- Seeking cost-effective solutions that reduce administrative workload for the caretaker and board

## **5. Caretaker Updates**

Luke provided an operations update, including:

- Regular road grading and ditch maintenance
- Cleaning debris from ditches following winter runoff
- Removal and maintenance of the truck plow
- Preparation of cabins for opening on Memorial Day
- Cabin bookings were reported as very strong
- Cleaning and stocking cabins, bath house, lodge, and grill areas
- Door codes for cabins were changed
- Six new "Drive with Caution" signs were installed throughout the neighborhood
- Monitoring fishing badge compliance and regulations

Cattle management responsibilities are transitioning from Jim Moyer to his son, Shane Moyer.

Luke raised concerns about non-working grills at the lodge, and the board indicated that unusable grills may be discarded.

Luke announced that he will be leaving BLE around June 15 to pursue a new career opportunity in Jackson Hole. Board members thanked him for his work and professionalism and discussed beginning the search for a replacement through Colorado Mountain College contacts. Luke agreed to prepare transition documentation regarding water operations, seasonal requirements, and caretaker responsibilities.

## **6. Architectural Control Committee**

Ted and Megan Green, 75 Empire Valley Circle — sauna installation approved.

## **7. Cap Reserve Study Bids**

Jim Perkins provided an update regarding reserve study proposals. The board discussed the value of conducting a reserve study to better understand long-term capital repair and replacement obligations for BLE assets, including dams, roads, cabins, and infrastructure.

Key discussion points included:

- Recommended proposal from Associates Reserve for \$3,220
- Estimated 12-week turnaround time
- Importance of planning for future water infrastructure costs and other major capital expenses
- Discussion of dam inspections and prior concerns regarding culvert deterioration and video inspections of the upper dam outlet pipe
- Need to compile historical maintenance and repair records to support the reserve study

The board unanimously approved proceeding with the reserve study and selected Associates Reserve as the preferred consultant. Jim Perkins agreed to serve as the project lead.

## **8. Board Elections**

The board discussed upcoming elections for three board positions expiring this summer:

- Aagje Barber
- Tim Ratterman
- Kim Pierron

Current members intending to run again were encouraged to submit bios. Members interested in serving on the board were invited to submit self-nominations by May 31. Information on vacant board positions and the due date for biographies has been included in the monthly meeting email notice and posted on the website. Board members encouraged additional community participation and recruitment of interested candidates.

## **9. Other Business As Needed**

### **Infrastructure Projects**

The Board agreed to proceed with cleaning and repairing the roadside drainage ditches near Moyer Ranch.

The board discussed several water-related infrastructure projects:

- Cleaning and repairing roadside drainage ditches near Moyer Ranch
- Potential improvements to the ditch between the Empire diversion point and the upper lake
- Sediment removal (“de-silting”) from the lower lake

Due to uncertainty about future water lease costs after 2029, the board decided to postpone major infrastructure investments until there is greater clarity on future water rights and lease agreements.

## **Horse Corral Proposal**

Camy Barraza presented a proposal to rent the BLE horse corral on a long-term basis for \$150/month. She proposed:

- Housing one horse at the facility
- Providing maintenance and upkeep of the corral
- Assisting with the management of short-term horse visitors
- Repairing fencing and improving shelter areas as needed

Board discussion included:

- Water access concerns
- Winter accessibility and snow removal
- Existing 30-day usage limitation in the BLE rules
- Liability and insurance considerations
- Potential need for rule clarification or amendment

The board agreed that additional discussion with absent board members was necessary before making a long-term decision. Cammy was informed she could utilize the existing 30-day allowance in the interim, if needed.

## **Mag Chloride and Road Base**

The board discussed plans for summer road maintenance, including:

- Approximately 30 loads of road base material
- Application of mag chloride on Empire Valley Drive
- Awaiting updated pricing proposals for treatment sections ranging from approximately 3.1 to 3.6 miles
- The goal of completing work prior to Luke's departure is due to his familiarity with the process

## **Fish Stocking**

Fish stocking of rainbow trout in the upper and lower lakes was scheduled for June 3.

## **Slash Chipping**

The board discussed scheduling slash chipping services for late summer or early fall. The contractor is tentatively committed to one day in August or September, with the possibility of additional days if available.

## **10. Member Comments**

Discussion included member feedback regarding potential changes to dues payment schedules. Members expressed support for maintaining the option to pay annually even if quarterly or monthly payment options become available in the future. The board noted that any move toward more

frequent payment schedules would likely require automated payment systems to minimize administrative burden.

## **11. Adjourn**

The meeting was adjourned following a motion and unanimous approval by the board. The meeting was adjourned at 7:58 pm.

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

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### **Future Meeting Dates**

Thursday, June 18, 2026 at 7:00 PM on Google Meet