



Meeting Minutes

Board Member Meeting - June 18, 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 May 21, 2026 Meeting	Board
3. Treasurer Report Update on Dues Payment	Kim Pierron
4. Technology Updates	Mark Richter
5. Caretaker's Summary/Hiring Process	Board
6. Caretaker Gap Plan Cleaning cabins, upper lake shower house, and lodge Grading, ditch monitoring, misc. repairs	Board
7. Mag Chloride Schedule - July 14th Reminder email to be sent on July 12 Signs will be posted by Alayna Kearns	Tim Ratterman
8. Fishing committee report Both lakes stocked on June 3 Water level on lower lake were lowered 6" on June 12 and an expected additional drop of 6" every ten days until water is down 36" around August 11	Tim Ratterman
9. Architecture Controls Committee	Marty Stevenson
10. Reserve Study	Jim Perkins
11. Horse Corral Usage Liability Insurance	Mark Leonard
12. Board Elections	Tim Ratterman
13. Other Business Water Updates Annual Meeting	Board
14. Member Comment	Members
15. Adjourn	Tim Ratterman

Minutes

1. Open Meeting

Board Members Present	Board Members Absent	Members/Others Present
Tim Ratterman Aagje Barber Mark Richter Jim Perkins	Kathleen McElroy Kim Pierron Mark Leonard	Marty Stevenson John Boak Camy Barraza Mike Hanson Mike HacsKaylo Alayna Kearns Troy Oliver Glenn and Leona Brenchley James Goggin Liam Noailles Jason Lombard Michael McCormick

2. Approval of Minutes Posted on BLE Website

Minutes for the May 21, 2026 meeting were approved as written.

3. Treasurer Report

Tim provided the treasurer's report.

- Eight property owners have not yet paid annual dues. Collection efforts are ongoing through the bookkeeper.
- The Association is approximately one month into the new fiscal year, and expenditures are currently tracking within budget.
- Follow-up notices are being sent in accordance with the Association's collection procedures.

4. Technology Updates

Mark Richter provided an update on the website, specifically the online reservation system for cabins, campsites, and the Lodge.

- Cabin reservations for the current fiscal year total approximately \$7,800, exceeding the annual budget projection of \$6,000.
- A new online reservation platform is being implemented to automate reservations for cabins, RV sites, campsites, and the lodge.
- The system will provide:
 - Online availability calendar
 - Electronic payments
 - Automatic confirmations
 - Improved reservation tracking

- Easier refunds and cancellations
- Reduced administrative workload
- Mark introduced a proposal to change the rental rates, which have not increased since 2022. A question was raised about whether the cabins generate income for the HOA or are a liability.
- Following the discussion, the Board approved:
 - Cabin rentals: Increase from \$75 to \$80 per night
 - RV sites with electrical: Increase from \$25 to \$30 per night

The rate increase will become effective when the new reservation system is launched.

The Board also agreed to move toward electronic payments for reservations using services such as PayPal, Stripe, or Square. Paper checks will be discouraged due to administrative burden and reservation delays.

5. Caretaker Summary/Hiring Updates

Tim Ratterman reported that caretaker Luke has accepted another position and is no longer employed. He provided an update on hiring:

- Local recruiting efforts continue.
- The position has also been posted on Indeed.
- Approximately 15 applicants have applied.
- The Board is seeking applicants with:
 - Heavy equipment experience
 - Maintenance skills
 - Long-term interest in the position
 - CDL (preferred)

An executive session was scheduled following the regular meeting to discuss applicants.

The annual Mag Chloride application is scheduled for July 14.

- Mark Richter will send a reminder email on July 12.
- Alayna Kearns will post warning signs prior to application.
- Roads will require watering immediately before treatment.

6. Caretaker Gap Plan

A cleaning service has been hired to clean:

- Cabins
- Upper lake shower house
- Lodge

Grading, Ditch Monitoring, and Repairs

- Jeff Pierron continues to assist with grading roads, monitoring irrigation ditches, and miscellaneous maintenance.
- Extremely dry conditions have resulted in the rapid formation of washboards on the roads.
- Additional road base will likely be required before the Magnesium Chloride application.

Members also discussed temporary assistance with operating the water truck during the caretaker transition.

7. Fishing Committee Report

Both lakes were stocked with approximately \$5,600 worth of fish on June 3.

8. Architectural Control Committee

Tim & Anita Mihaylov – Garage (287 Empire Circle)

Steve & Anna Petersen – Deck addition (20 Elk Road)

Bob & Virginia Dixon – Carport (1938 Empire Valley Drive)

9. Cap Reserve Study Bids

Jim Perkins provided an update regarding some clarifications he received regarding the reserve study.

- Follow-up discussions were held with the selected reserve study consultant.
- The consultant confirmed the study will include:
 - Roads
 - Heavy equipment
 - Maintenance equipment
- Questions remain regarding the inclusion of the dams, although they may qualify under reserve study guidelines.
- All Board members will have access to the reserve planning software following completion of the study.

10. Horse Corral Usage

The Board reviewed legal and insurance findings regarding the continued use of the horse corral.

- Current HOA insurance does not provide equine liability coverage.
- Multiple insurance carriers and brokers have been unable to obtain appropriate coverage.
- The Association faces significant liability exposure if horses are permitted.

The Board unanimously voted to:

- Deny the current request for long-term horse boarding.
- Present a membership vote at the Annual Meeting regarding the future closure of the horse corral for active horse use while preserving it as a historical structure.

A member recommended that information on insurance rates or deniability be presented at the meeting.

11.Board Elections

The Annual Meeting will include elections for three Board positions.

Board members whose terms expire:

- Tim Ratterman
- Kim Pierron
- Aagje Barber

Candidates currently include:

- Tim Ratterman
- Aagje Barber
- Mike Hansen

Members were encouraged to return ballots or proxies if unable to attend.

12.Other Business As Needed

Water Updates

- The Lower Lake has begun required water releases as the Moyer Ranch has requested their senior water rights calls.
- One stop log (approximately 3 inches) was removed on June 12.
- Additional stop logs are expected to be removed approximately every ten days as directed by the State.
- Members should expect the Lower Lake water level to continue dropping throughout the summer.
- Water rights work remains ongoing.

Annual Meeting

Annual Meeting

- Scheduled for July 18, beginning at 9:00 a.m.
- A community lunch will follow the meeting.
- Sheriff Speckman has been invited to attend.
- A fire mitigation presentation is also being planned.

13.Member Comments

Gate Security

Members raised concerns regarding the lower entrance gate being left open. Discussion included:

- Potential installation of a camera to identify repeat violations.
- Possible improvements to gate visibility.

- Continued emphasis on keeping the gate closed to prevent livestock from entering Highway 24

Members discussed:

- Road maintenance concerns
- Gate security
- Member participation in HOA meetings and return to in-person meetings
- General concerns regarding the enforcement of HOA rules

The Board encouraged members to attend meetings or submit concerns directly to the Board.

14. Adjourn

The meeting was adjourned following a motion and unanimous approval by the board. The meeting was adjourned at 8:17 pm.

Following adjournment, the Board entered Executive Session to discuss caretaker applicants.

BLE Office Contact Information:

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Future Meeting Dates

Annual Meeting on Saturday, July 18, 2026 at 9:00 AM at the Lodge and on Google Meet