



Meeting Minutes

Board Member Meeting - July 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 June 18, 2026 Meeting	Board
3. Lake County Sheriff's Office Services Provided in BLE	Heath Speckman
4. Fire Mitigation - Arkansas River Watershed Collaborative	Sam Mader
5. 2025-2026 Summary	Board
6. Architecture Controls Committee	Marty Stevenson
7. Board Elections	Tim Ratterman
8. Other Business Horse Corral Ranch GPS Collars	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 Mark Richter Jim Perkins Kathleen McElroy Kim Pierron Mark Leonard	None	See attached sign-in sheets.

President Tim Ratterman opened the annual member meeting and welcomed in-person and remote attendees. Board members introduced themselves and their current responsibilities.

2. Approval of Minutes Posted on the BLE Website

Minutes for the June 18, 2026 meeting were approved as written.

3. Lake County Sheriff's Office Services Provided in BLE

Lake County Sheriff Heath Speckman had planned to attend but was unable to. A board member summarized discussions held with the Sheriff and BLE's legal counsel regarding traffic enforcement on the community's private roads.

The Board reported the following:

- BLE should not attempt to enforce speed limits independently because doing so would require properly calibrated equipment, trained personnel, and procedures that could expose the Association to liability.
- Legal counsel advised that posting specific speed limit signs without enforcing them could also raise liability concerns.
- The Sheriff's Office may enforce careless or reckless driving laws on private roads.
- Members who observe unsafe driving should contact the Lake County Sheriff's Office.
- BLE installed signs encouraging drivers to slow down and drive safely based on road and weather conditions.
- Existing 20-mile-per-hour signs remain on the portion of the entrance road owned by the Moyer family at the owner's request.
- Members were reminded that higher speeds contribute to road deterioration and reduce the effectiveness and useful life of magnesium chloride applications.

The Board also discussed fire-ban signage. BLE will continue directing members to current Forest Service and county fire-restriction information rather than maintaining signs that may quickly become outdated.

4. Fire Mitigation

Sam Mader of the Arkansas River Watershed Collaborative presented information about wildfire mitigation and the Lake County wood-chipping program.

Mr. Mader explained that the program is intended to reduce wildfire hazards by helping property owners dispose of slash, branches, and dead woody material. Due to strong participation from BLE members, two community chipping dates were scheduled:

- July 23, 2026
- August 13, 2026

The program is provided at no charge, although donations to the Arkansas River Watershed Collaborative were encouraged. Members were asked to register in advance and prepare slash piles according to program guidelines. Key guidance included:

- Material should generally be less than six inches in diameter.
- Piles should be located within approximately five feet of an accessible road.
- Multiple smaller piles are preferable to one large pile.
- Piles should generally be no more than five feet high.
- Lumber, nails, root balls, heavily rotted wood, and other material that could damage the chipper will not be accepted.
- Large amounts of sagebrush may not be suitable for chipping, although smaller material or limited quantities may be accepted or hauled away.
- Chips may be spread on the owner's property or removed, at the owner's discretion and within available capacity.

Community volunteers may assist with moving material and identifying access or turnaround locations, but only trained program personnel may operate or directly feed the chipper because of insurance requirements.

Mr. Mader explained that the Collaborative works with local communities and coordinates with agencies such as the U.S. Forest Service, but does not have authority or resources to complete mitigation work on federal land. Chipping operations remain subject to weather, fire restrictions, and approval from program supervisors.

5. 2025-2026 Summary

The Board presented a summary of major activities and accomplishments during the prior year.

Governance and Communications

The Board reported continued efforts to improve governance, clarify responsibilities, follow BLE's covenants and policies, and preserve institutional knowledge for future boards.

BLE transitioned from approximately six meetings per year to monthly meetings, generally held remotely on the third Thursday of each month. Remote meetings have increased participation by members who do not live at BLE full-time.

Communications improvements included:

- More frequent member emails and meeting reminders.
- Continued improvements to the BLE website.
- Centralization of board files and records in Google Workspace.
- Better documentation of board procedures and responsibilities.
- Increased use of electronic tools to reduce administrative work.

Technology and Reservation System

BLE installed Starlink service at the caretaker's cabin and improved internet service for the rental cabins. The Board is also replacing an expensive traditional landline with an internet-based telephone system.

A new online reservation system was being finalized for the cabins, campsites, and lodge. The system will allow members to:

- View facility availability.
- Make and manage reservations online.
- Receive automated confirmations and instructions.
- Pay electronically.
- Review facility information, photographs, and reservation terms.

Members will be required to provide a BLE lot number or property address to verify eligibility.

Rental rates will incorporate payment-processing expenses into a single advertised amount. Cabin rates have increased from \$75 to \$80, and recreational vehicle sites with electric connections have increased from \$25 to \$30. The Board noted that approximately 50 reservations had generated nearly \$10,000 in revenue during the year.

The Board is also exploring electronic dues payments and options that allow members to spread dues payments over the year.

Roads, Facilities, and Lakes

The Board reviewed ongoing maintenance responsibilities, including:

- Road grading and repair.
- Ditch and culvert maintenance.
- Beaver-dam monitoring and removal where drainage is affected.
- Magnesium chloride application.
- Maintenance of community buildings and rental facilities.
- Replacement of the garage roof.
- Fish stocking in both lakes.
- Coordination with the State Water Commissioner and other agencies.

The Board noted that the unusually dry winter contributed to washboarding and dust. Because the water truck cannot be used in freezing conditions, winter road conditions are significantly affected by rainfall and snowfall.

Caretaker Transition

Former caretaker Luke Plummer resigned after accepting another position. The Board received approximately 27 applications for the vacancy and selected Hunter Peralta, a Colorado Mountain College student with approximately two years of experience operating snowplows and other equipment for the Colorado Department of Transportation.

Hunter introduced himself to the membership and stated that he was studying environmental science and stewardship. His employment was scheduled to begin Monday, July 20.

Board members and community volunteers performed temporary maintenance, cleaning, reservation, and administrative duties during the transition.

Members were asked to submit caretaker requests via the BLE email address or the official phone system, rather than directing work to the caretaker personally. The caretaker's residence should be treated as a private home, and members were asked not to visit the cabin unnecessarily.

Financial Report

The Treasurer reported that BLE receives most of its annual income from member dues, supplemented by rental income and investment interest.

Approximately \$480,000 was held among BLE's operating, caretaker, reserve, and certificate-of-deposit accounts. The Association maintained several certificates of deposit, including four earning approximately 3.5 percent. Funds remain available if needed for major equipment repairs or other unplanned expenses, subject to applicable interest penalties.

BLE receives approximately \$250,000 annually from dues, rentals, and investment earnings. Major expenditures include:

- Caretaker and bookkeeping expenses.
- Roads, gravel, and magnesium chloride.
- Lake and water-related expenses.
- Insurance and general operating expenses.
- Contributions to reserves.

Approximately \$20,000 is budgeted annually for reserves. The Board stated that BLE currently holds substantially more than its minimum reserve target due to aging equipment, future capital needs, and uncertainty about long-term water costs.

No dues increase was proposed for the coming year. The Board intends to complete its reserve and water evaluations before recommending future changes.

Reserve Study

The Board selected Association Reserves to conduct a professional reserve study. The company will inventory BLE's buildings, equipment, roads, and other Association-maintained assets; estimate useful lives and replacement costs; and prepare a long-term funding plan.

The study is intended to:

- Improve long-term financial planning.
- Establish maintenance and replacement schedules.
- Evaluate whether current dues and reserve contributions are adequate.
- Reduce the likelihood of unexpected special assessments.
- Provide continuity for future boards.

The study was expected to be completed in November 2026.

Water Resources and Long-Term Water Planning

The Board emphasized that the lakes are important to BLE's identity, property values, recreation, wildlife, and wildfire protection.

BLE currently leases approximately 50 acre-feet of augmentation water from Pueblo Water to replace evaporative losses from the lakes. The lease costs approximately \$16,000 per year and expires June 30, 2030. Pueblo Water has indicated that any future agreement will likely be substantially more expensive and may have a shorter term.

The Board and its water attorney are completing required diligence work associated with BLE's existing water rights. Once that work is completed, the attorney will evaluate long-term options, which may include:

- Acquiring water rights that could be exchanged through Pueblo Water.
- Acquiring other rights that could replace some or all of the existing Pueblo Water arrangement.
- Negotiating a new lease with Pueblo Water.
- Evaluating opportunities to obtain more reliable or senior water rights.

The Board expects the initial evaluation of alternatives to continue through late fall or early winter. Members will receive additional information as options and potential costs become clearer, and special meetings may be held with BLE's water attorney.

The Board also explained the current lowering of the Lower Lake. BLE holds junior water rights and must release water when senior rights are called. The lake is being lowered incrementally rather than through a single large release. The total anticipated reduction is approximately 36 inches.

Community Protection and Compliance

The Board discussed continued enforcement of BLE covenants, rules, and dues obligations. Members were reminded that some decisions involving signs, facilities, and permitted uses are driven by legal and insurance requirements rather than board preference.

The Board's priorities for the coming year include:

- Supporting the new caretaker.
- Completing the reserve study.
- Continuing website, payment, and administrative modernization.
- Developing a long-term water strategy.
- Improving procedures and documentation for future board and caretaker transitions.

6. Architectural Controls Committee

The Architecture Controls Committee reported that there were no pending applications requiring discussion.

The committee has an opening following the departure of a member who moved from the community. Members interested in serving were encouraged to contact the committee. The committee generally reviews applications electronically to determine whether proposed improvements comply with BLE requirements.

7. Board Elections

Three board positions were open for election. The Board reported that ballots had been received by mail and through the caretaker's mailbox. The following members were elected to three-year terms:

- Tim Ratterman
- Aagje Barber
- Mike Hansen

Two individuals also received write-in votes but did not intend to serve.

Mike Hansen introduced himself to the membership. He and his family have owned property at BLE for approximately five years. He described professional experience involving financial analysis and labor relations.

The Board thanked outgoing Treasurer Kim Pierron for six years of board service, including service as President and Treasurer, and for her work supporting the rental cabins.

8. Other Business

Horse Corral

The Board reported that a member's request to use the community horse corral prompted a review of BLE's insurance coverage and governing documents.

BLE's insurance broker was unable to obtain coverage for the horse corral. The Board was advised that maintaining a common-area corral capable of housing horses may create an insurance requirement even when the facility is not in use.

For the immediate future, use of the community corral for horses will not be permitted. The Board expects to continue evaluating options, including preserving the structure for its historical and visual value while removing or prohibiting its equestrian use. Any amendment to the covenants may require a membership vote at a future annual meeting.

A member separately requested permission to keep horses temporarily on privately owned property for limited overnight periods. BLE's governing documents may be more restrictive than Lake County zoning. The Board did not make a decision and agreed to further research the request.

Ranch GPS Collars

The Board discussed a request from Post Office Ranch, which grazes cattle on nearby Moyer property, for a \$1,000 BLE contribution toward GPS-enabled virtual fencing collars.

The ranch plans to invest substantially more in collars for its cattle. The collars use location data, sounds, and corrective signals to guide cattle and establish virtual pasture boundaries. Calves generally remain with their mothers and do not require separate collars.

Potential benefits include:

- Reducing the number of cattle entering BLE.
- Allowing ranchers to locate stray animals more quickly.
- Improving the movement and management of cattle.
- Reducing the need for BLE to reconstruct approximately 4.14 miles of perimeter fencing.

The Board estimated that reconstructing a physical perimeter fence could cost approximately \$140,000 to \$350,000, plus ongoing maintenance.

Members generally expressed support for the concept, while noting that BLE should coordinate with the ranch regarding cattle movements through the community and property damage. No formal motion or vote on the contribution was clearly captured in the transcript.

9. Member Comments

Trash Collection

A member asked whether commercial trash pickup could be provided at BLE. A private company had previously expressed interest in offering service if enough households participated.

The Board clarified that it would not select or endorse an exclusive provider but could help determine member interest and facilitate communication with a willing company. A board member agreed to contact the provider and determine whether it remained interested.

Community dumpsters were discussed but not favored due to concerns about improper disposal, overfilling, bears, administration, and ongoing costs.

Cellular Telephone Service

A member asked whether BLE could encourage a wireless carrier to install service in the area. The Board reported that a carrier had evaluated a tower several years earlier but determined that it would not be financially viable.

Members generally rely on Starlink or another internet provider combined with Wi-Fi calling. It was noted that Wi-Fi calling may not function during a power outage unless backup power is available.

Member Recognition

Several long-time members thanked the Board for its organization, planning, communication, and work during the prior year.

Members discussed the length of time their families had owned BLE property, with some ownership dating to the 1970s.

10. Adjourn

The meeting was adjourned following a motion and unanimous approval by the board. The meeting was adjourned at 10:48 am.

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, August 20, 2026 at 7:00 PM on Google Meet



Meeting Sign-in

Board Member Meeting - July 18, 2026 at 9:00 am

Name	Address or Lot Number
R.T. Hughes	316 Mallard RD.
MARTY STEVENSON	156 ELK ROAD
Glenn & Leona Branchley	428 Empire Cir
Linda Keller + John Boak	503 ELK.
	44 Beaver Cir
Tim + Madslyn Patterson	50 Bowson Ct
DAVE + CAMY DOFFERMAN	23 Empire Dr
Mark Leonard	36 Gabbro Cr.
El Ballerson	10 Beaver Cr.
Jean Wilkie	342 Antelope Dr
Miki + Amanda Hansen	561 Empire Valley Dr.
Aagje + John Barber	235 Antelope Dr
Kathleen McElroy	76 Empire Valley Cir
Matt Smolски	2183 Empire Valley Drive
Ben Bartosz	166 Empire Cr



Meeting Sign-in

Board Member Meeting - July 18, 2026 at 9:00 am

Name	Address or Lot Number
Pat + Mike McDonald	625 Elk Rd
Mike & Fran Mead	2131 Empire Valley
Ben Short	231 Deer Road.
Nancy Fox	85 Elk Rd.
Jeff Leach	201 Elk
Vicky Douglass	62 mallard
Troy Oliver	464 Empire Valley Dr.
Bob & Virginia Dixon	1938 Empire Valley Dr.
Deke Halvorstad	120 Rainbow Rd.
Carin + Mike McCormick	201 PTarmigan
Rich + Martha Bohn	1192 Empire Valley.
Hunter Peralta	Caretaker
Chrissy Richter	185 Empire Valley Dr.



Sort by Name (A-Z) ▼

8:55 AM 9:03 AM 9:09 AM 9:14 AM 9:20 AM 9:26 AM 9:32 AM 9:37 AM 9:43 AM 9:49 AM 9:55 AM 10:00 AM 10:06 AM 10:12 AM 10:18 AM 10:23 AM 10:29 AM 10:35 AM 10:41 AM 10:48 AM

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AL

alaynakearnshealing@gmail.com

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ED

edkuiper.tem@gmail.com

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MA

mark.richter@beaverlakes.org

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SG

sgonzalez30@gmail.com

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SHOW FEWER

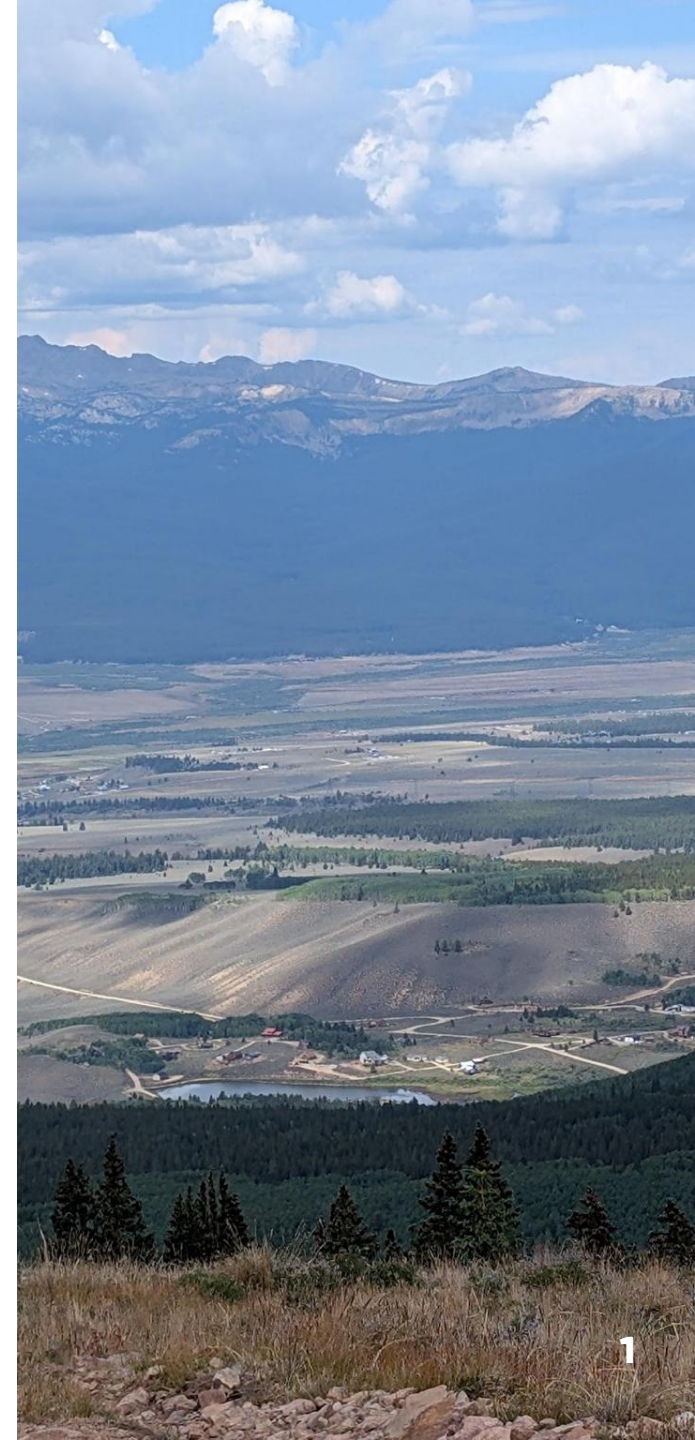


2026 Annual Meeting

Volunteer Board • Protecting Property Values • Improving Our Community

Together, We All Keep Beaver Lakes Moving

- BLE is run by volunteers. Everything you're about to see was accomplished by Board members and other community volunteers working throughout the year.
- Our mission is straightforward: maintain our roads and facilities, protect our lakes and water resources, preserve property values, and leave Beaver Lakes Estates in better condition than we found it.

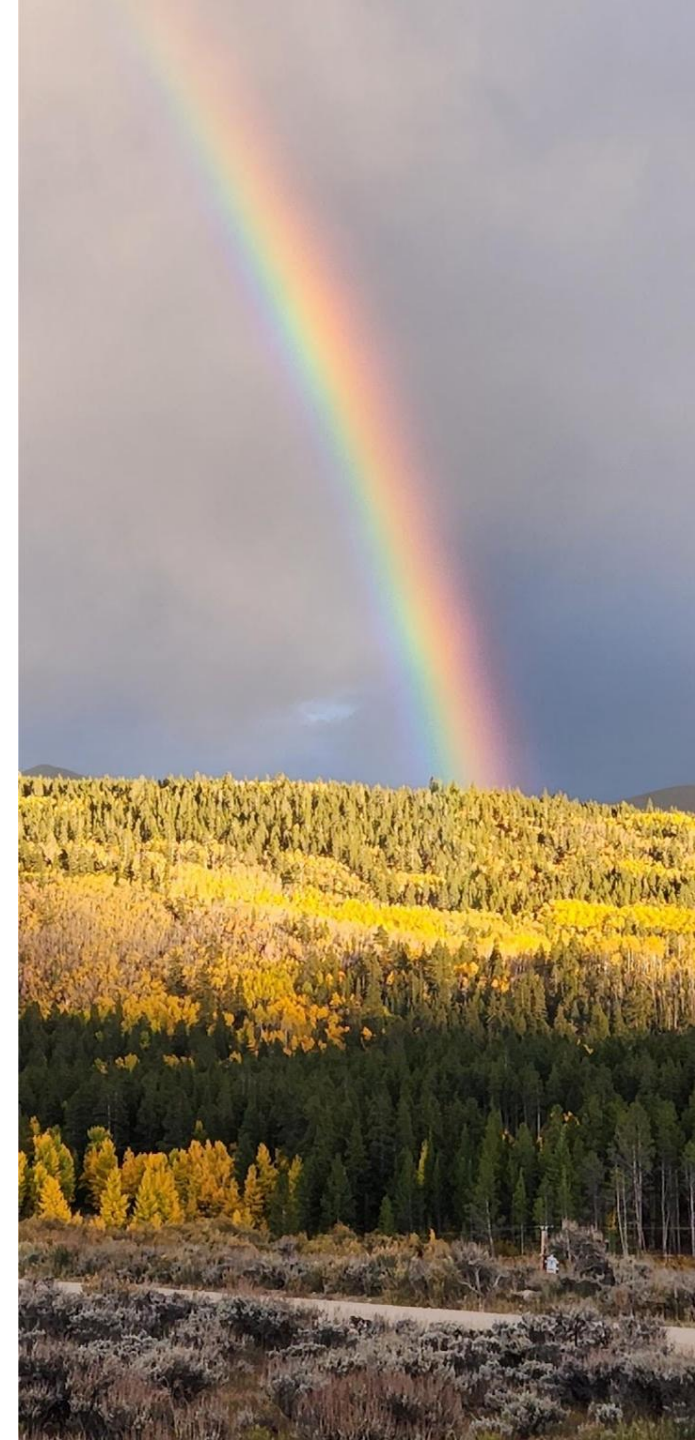




2025–2026 Summary

What did the Board accomplish this year?

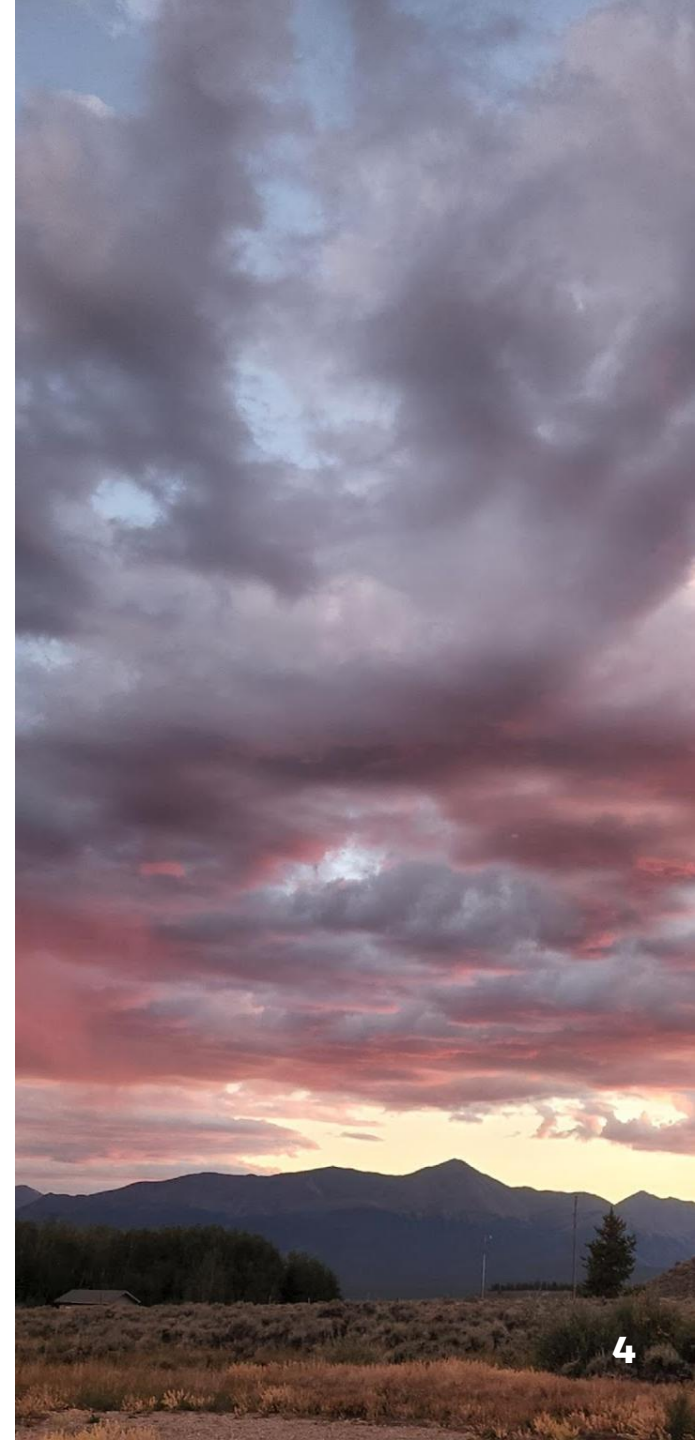
- Improved Board governance
- Modernized member communications
- Maintained roads, facilities, and lakes
- Managed a caretaker transition
- Strengthened financial planning
- Began long-term reserve and water planning



Building a Stronger HOA

- Monthly public Board meetings with higher attendance
- Clear Board roles and responsibilities
- Improved communications and transparency
- Long-term planning and documentation

Much of this work isn't visible, but it makes future Boards more effective.



Better Technology = Better Service

- Implemented Google Workspace, which allows BLE to store historical and current files instead of personal accounts.
- Reduced administrative work for volunteers
- Faster communication through improved website and email tools
- Starlink internet to improve connectivity at the Caretakers, Alpine, and Fishing Cabins
- Electronic dues payments coming soon
- New reservation system for members and guests

These improvements reduce volunteer and caretaker workload while improving member service.



Why a New Reservation System?

- Makes reserving cabins and campsites easier
- Reduces time spent managing reservations and payments
- Provides online payments, confirmations, and reminders
- Lets members manage their own reservations
- Improves reservation tracking and reduces errors

Updated Rental Rates:

Cabins.....\$80/night
Electric Campsites.....\$30/night

✓ No electronic payment fee

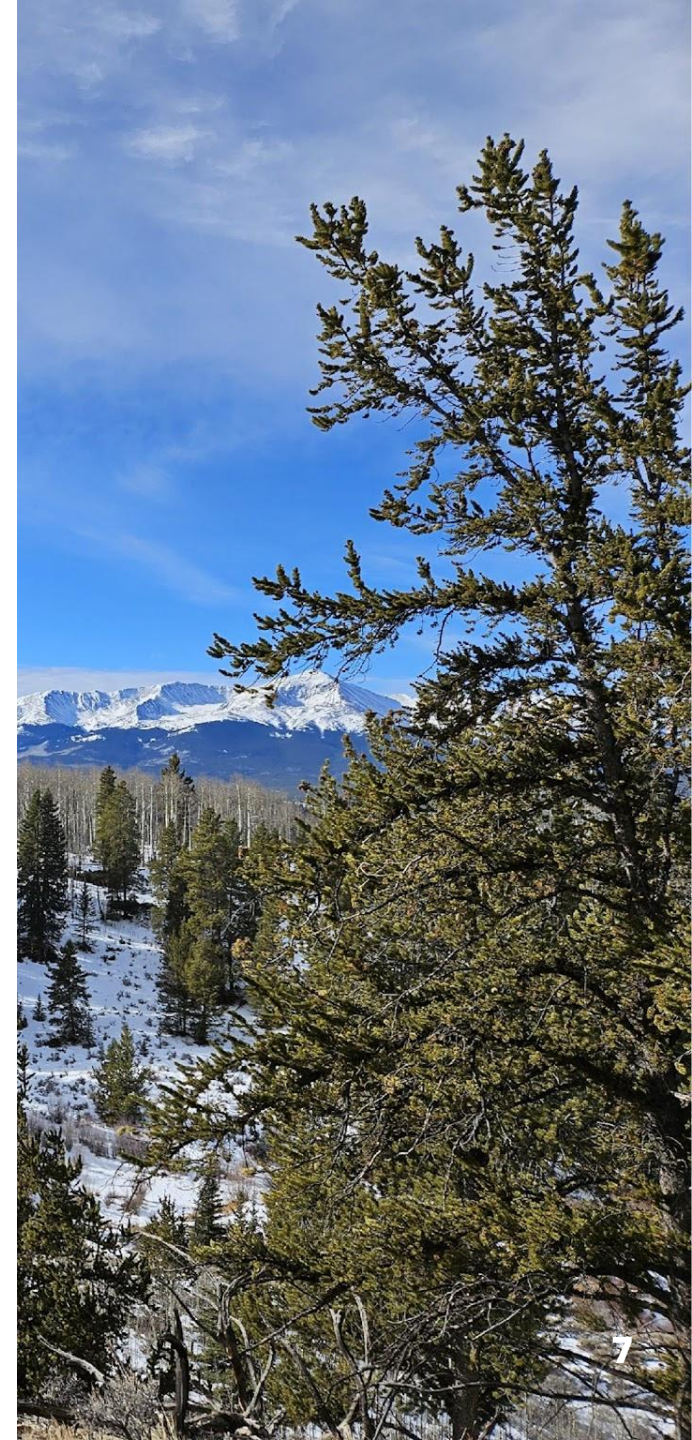
**A better experience for members while
reducing caretaker and volunteer workload.**

The screenshot shows the website for Beaver Lakes, featuring a navigation bar with links: Home, Reservations, Documents, Fishing, Community, and Annual Dues. The main content area is titled 'Reservation Test' and displays 'The Fishing Cabin (#2)' with a large photo of the cabin and four smaller inset photos showing interior details like the living area, dining area, and bathroom. Below the photos, the amenities listed are: Kitchen, 3/4 Bath, Bed, 1-Full, 2-Twin, 1-Queen Pull Out, Internet Access, and Adjacent to the Caretakers Cabin. The starting price is \$80.00 per night. There are input fields for check-in and check-out dates, and a dropdown for the number of guests (currently set to 6). An 'Availability Calendar' for June 2026 is shown, with a legend indicating available (green) and not available (red) dates. The calendar grid shows dates from 01 to 30, with some dates marked as not available.

Roads, Equipment & Facilities

- Roads graded throughout the year
- Ditches and culverts were maintained
- Mag Chloride and road base improvements
- Garage roof replacement completed
- Cabins, lodge, and campground were maintained

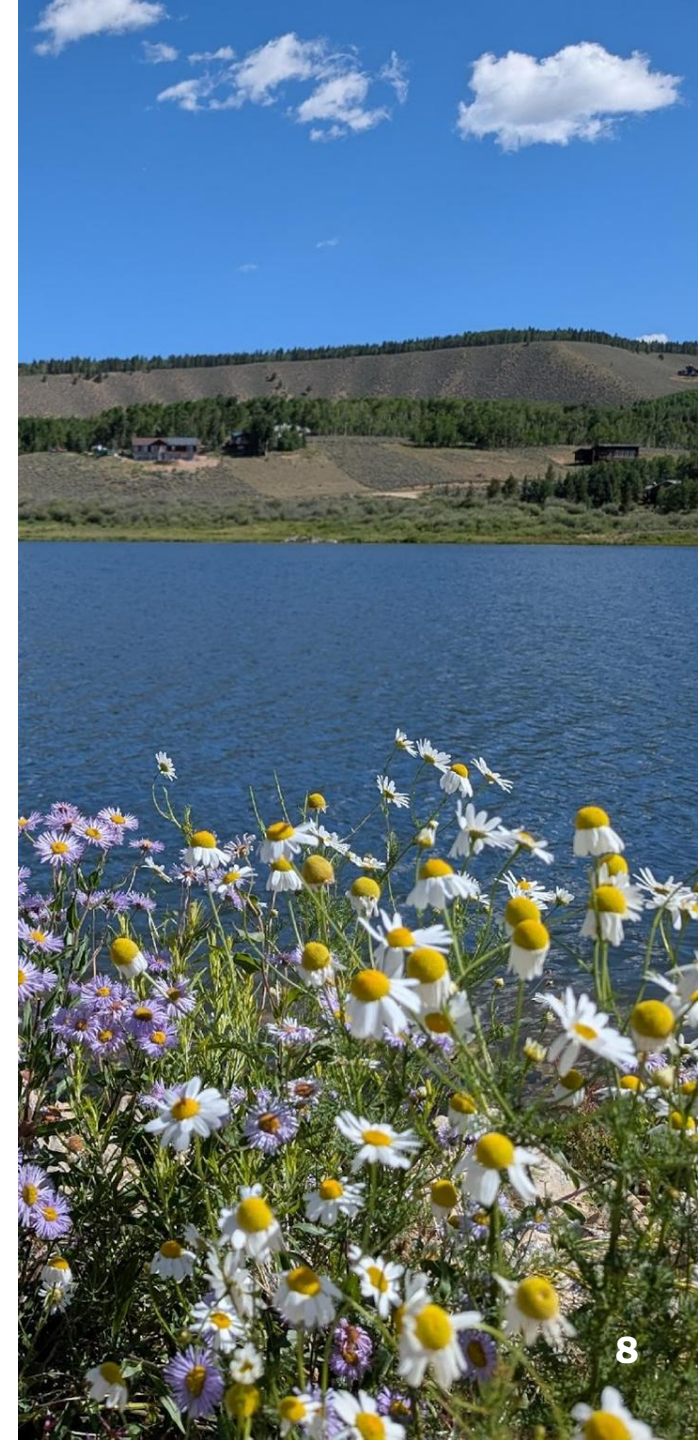
Road maintenance is our largest operational responsibility and requires constant attention.



Protecting Our Most Valuable Asset

- Managed annual water releases
- Coordinated with the State Water Commissioner
- Stocked both lakes
- Maintaining court-required diligence on conditional water rights
- Planning for long-term water security

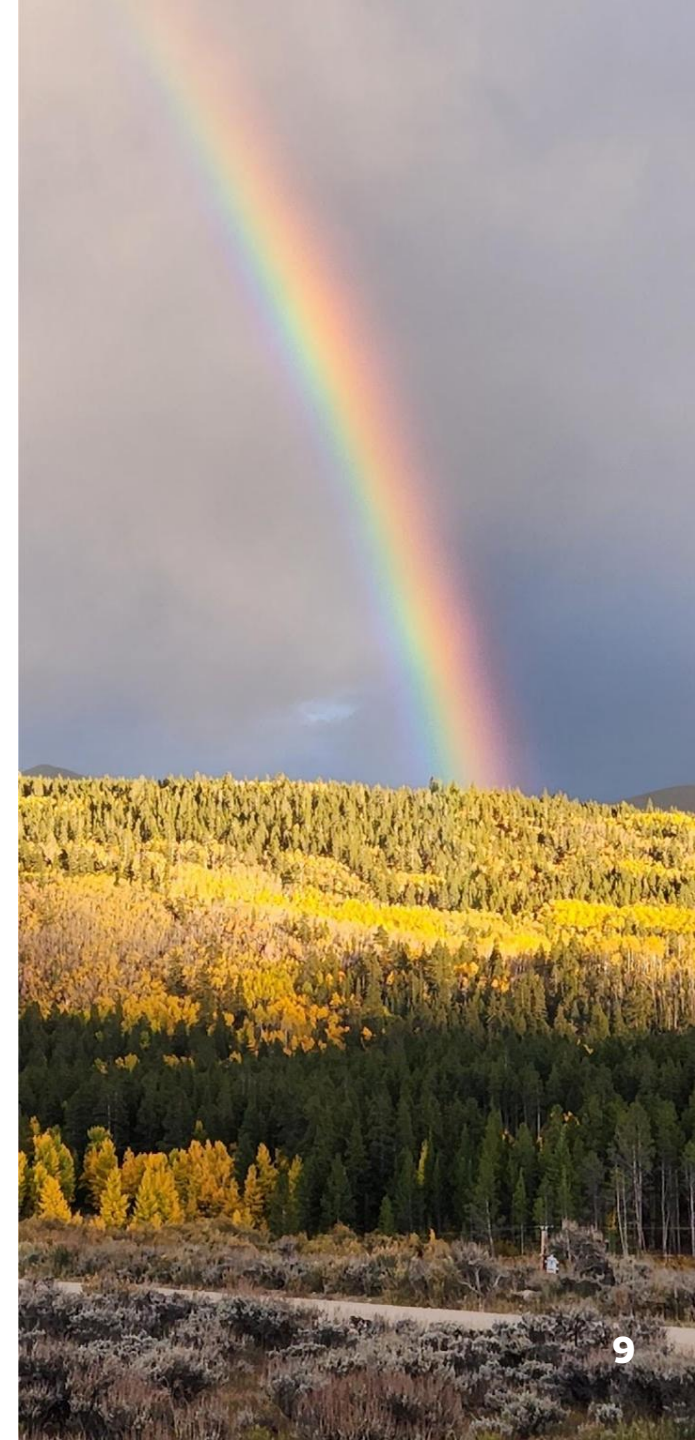
**Water management happens year-round
and affects every property owner.**



Maintaining Daily Operations

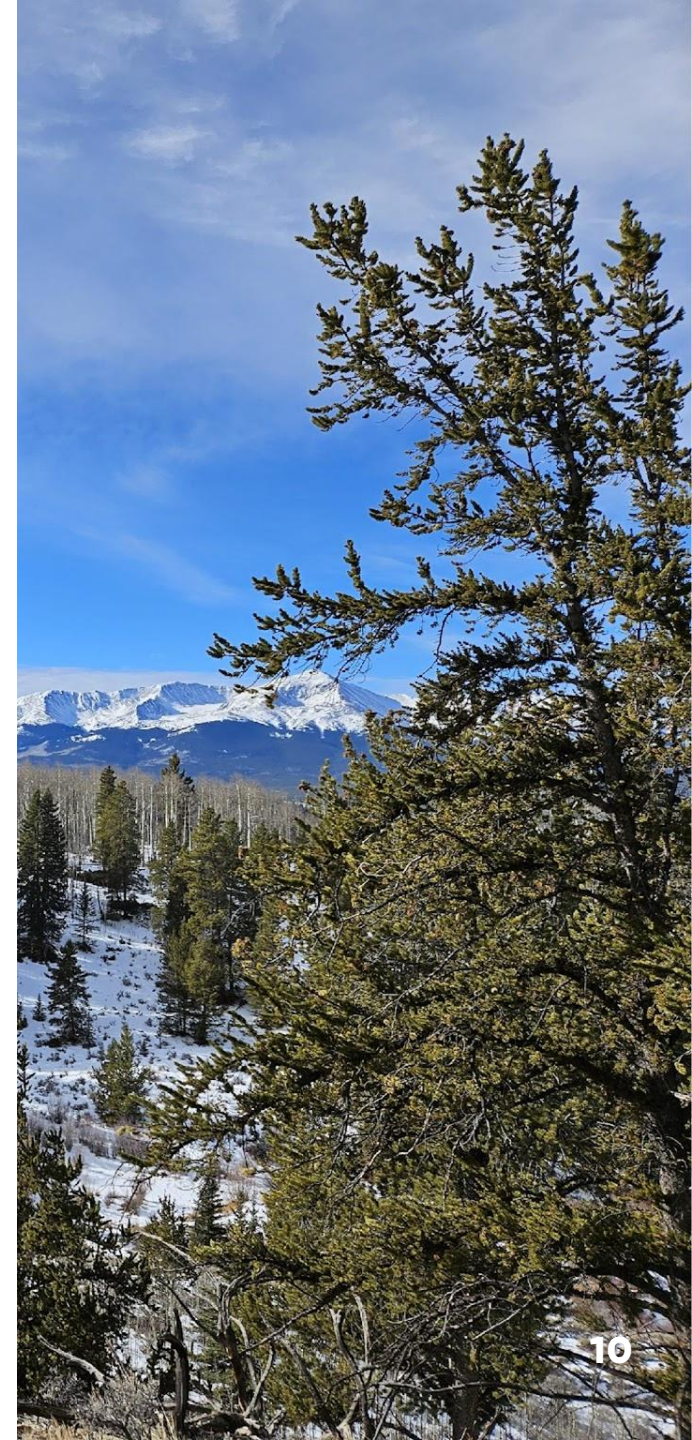
- Supported daily maintenance
- Managed caretaker transition
- Implemented temporary operations plan
- Continued services with some interruption
- Recruited and interviewed applicants

Keeping operations running during a staffing change required significant volunteer effort.



New Caretaker – Hunter Peralta

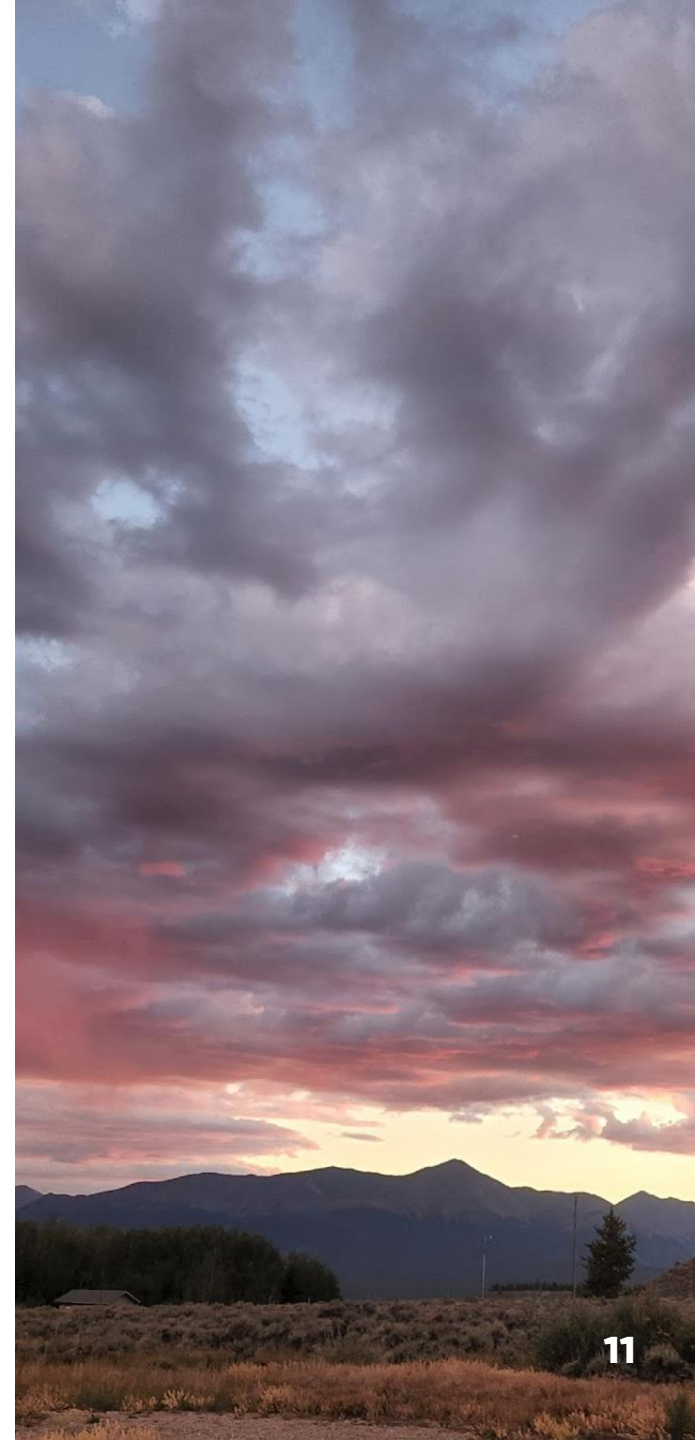
- Comes to us from CDOT and has experience with:
 - Operating heavy equipment
 - Routine maintenance
 - Roadway repair
- Working towards a degree in Ecosystems Science and Stewardship at CMC
- Starts on July 20th
- Please email requests to: caretaker@beaverlakes.org
- Note: To reduce costs and improve caretaker communications, BLE will be removing our landline and obtaining a new phone number. The new number will be posted on the website.



Protecting our Community

- Addressed several covenant enforcement situations, some of which are ongoing.
- Updated rules to reduce our liability and comply with state laws.
- Worked with the Sheriff's Office
- Reviewed insurance and liability issues, including speed limit signs and horse corral
- Installed new caution signs

The Board's role is not only maintenance—it is also protecting the Association from financial risks.

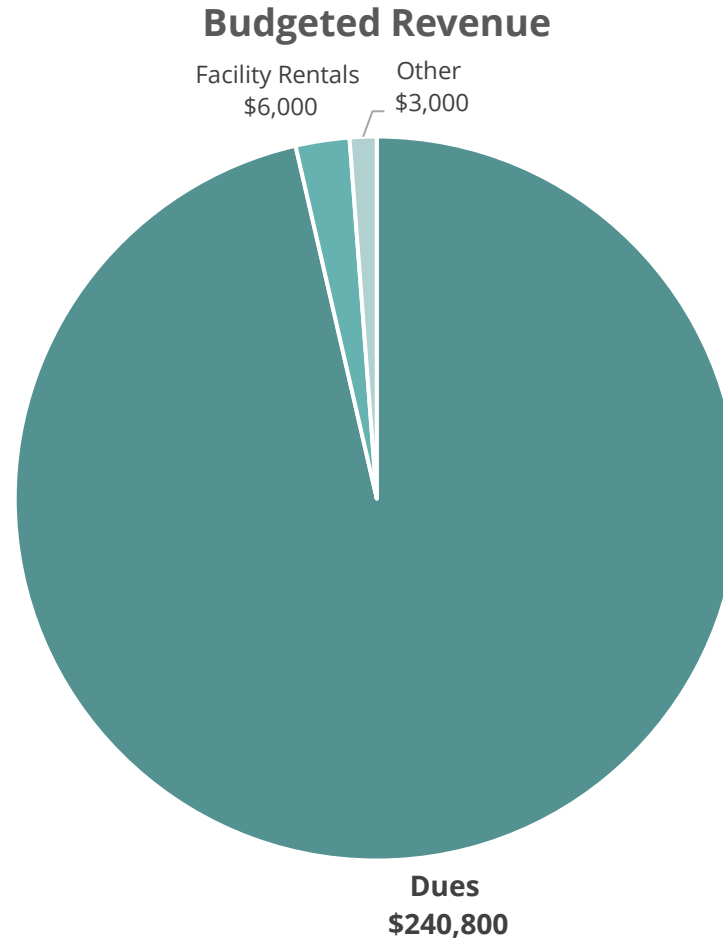




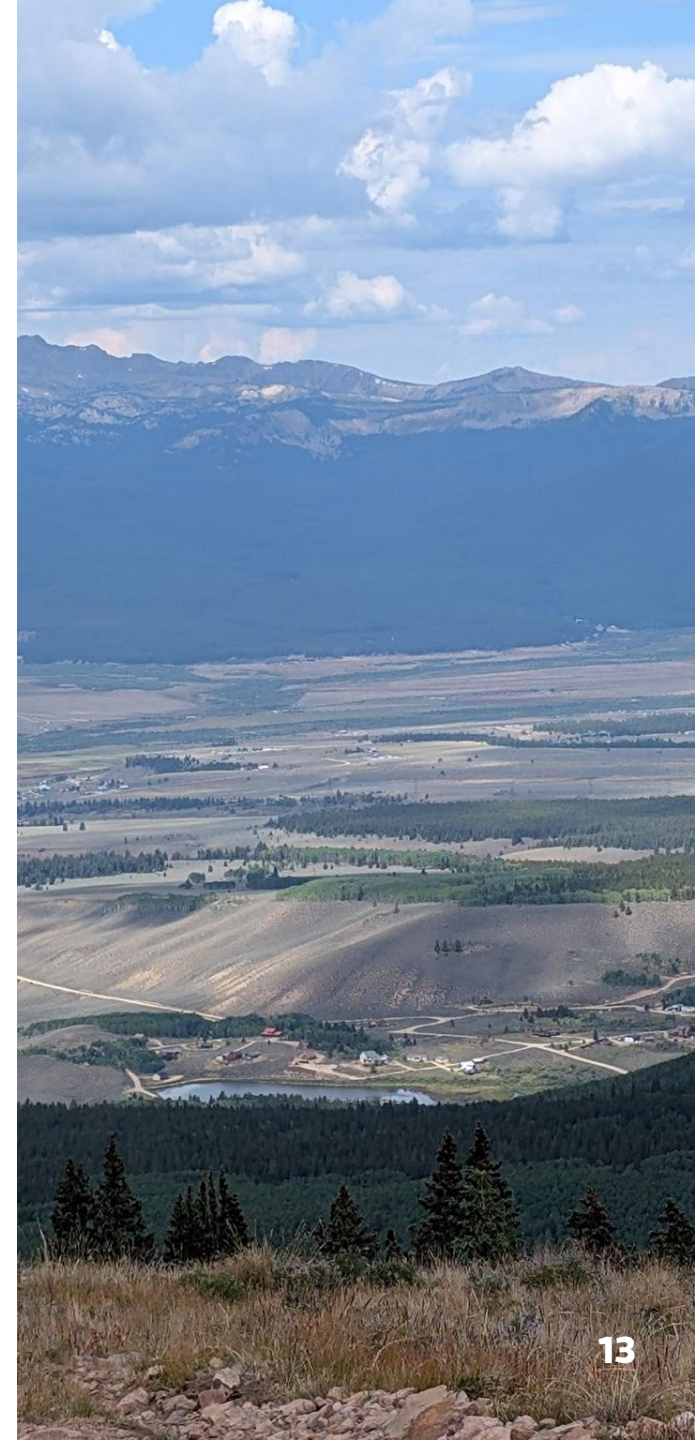
Financial Summary

Where the money comes from

- Most of our money comes from Dues.
- Income also comes from cabin and campsite rentals and earned interest.

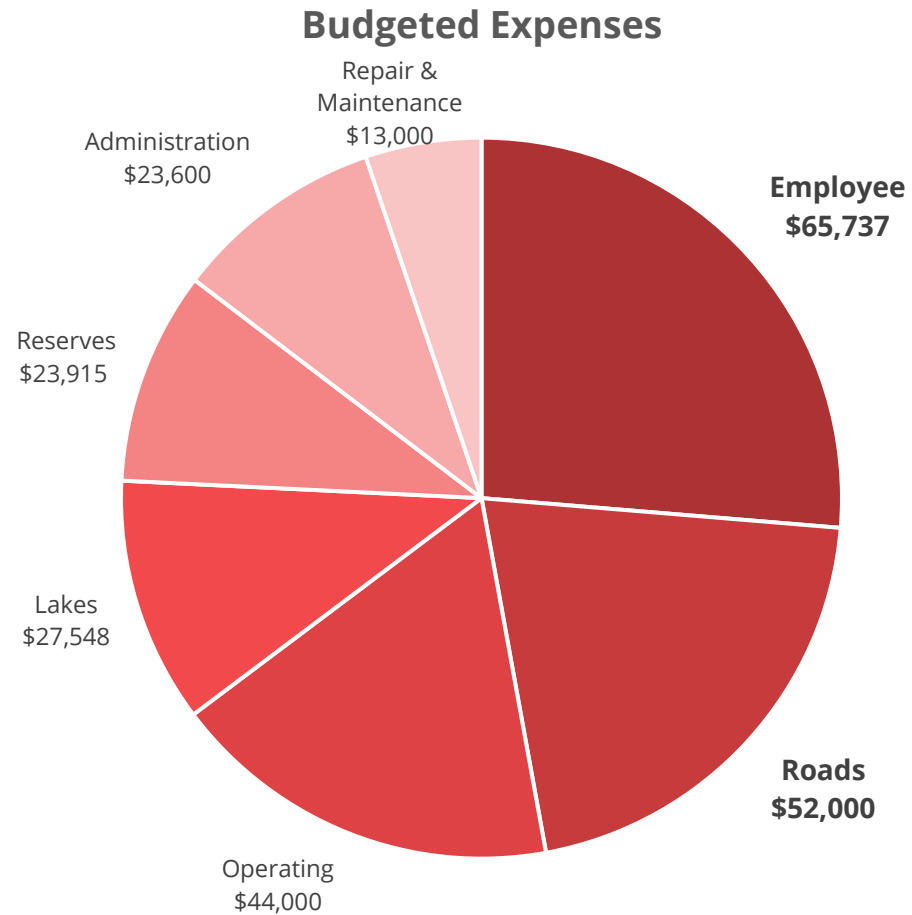


\$249,800

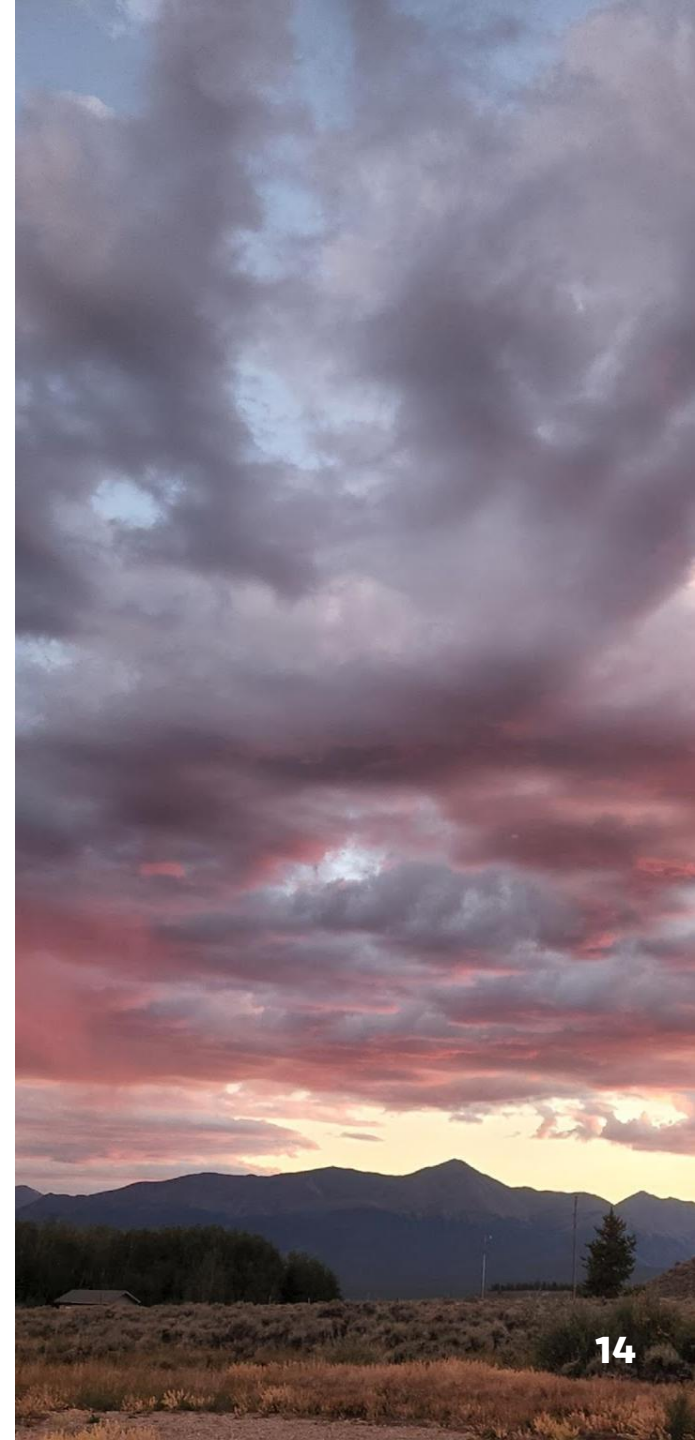


Where it goes

- Maintaining our road is our largest expense.
- Our caretaker spends about half of their time on roads.



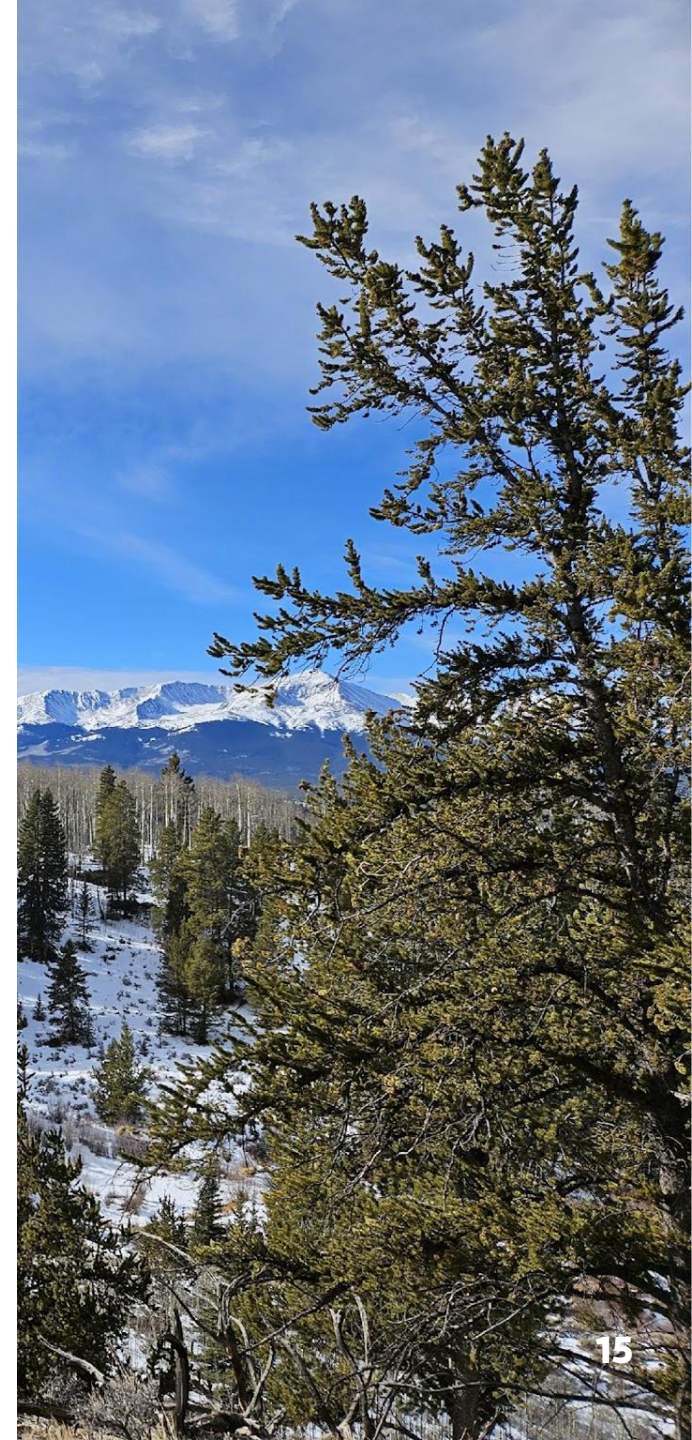
\$249,800



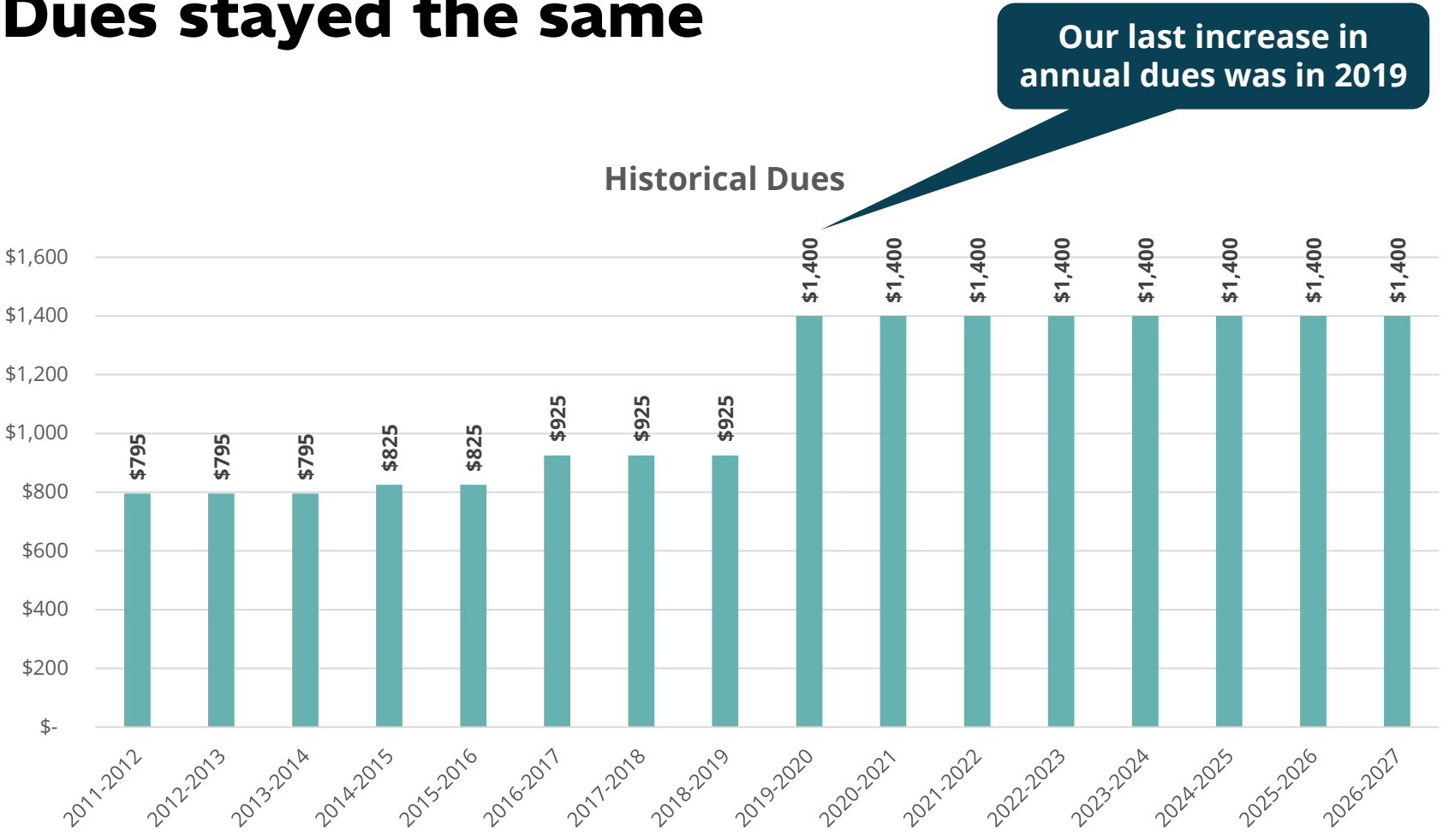
Why we're planning for future costs

- BLE has a cash reserve balance of about **\$255,000**.
- Our Bylaws require that we establish and maintain a reserve.
- The Board typically aims to have a reserve of at least 20% of annual dues (or **\$48,160** for the 2026-2027 fiscal year).
- This reserve is used for capital projects and expenses. Examples include major repairs or equipment replacement.

The Board recognizes a need to better understand future capital expenses and water costs to determine an appropriate annual dues amount.



Dues stayed the same



The Board chose not to increase dues this year while additional long-term planning is completed.



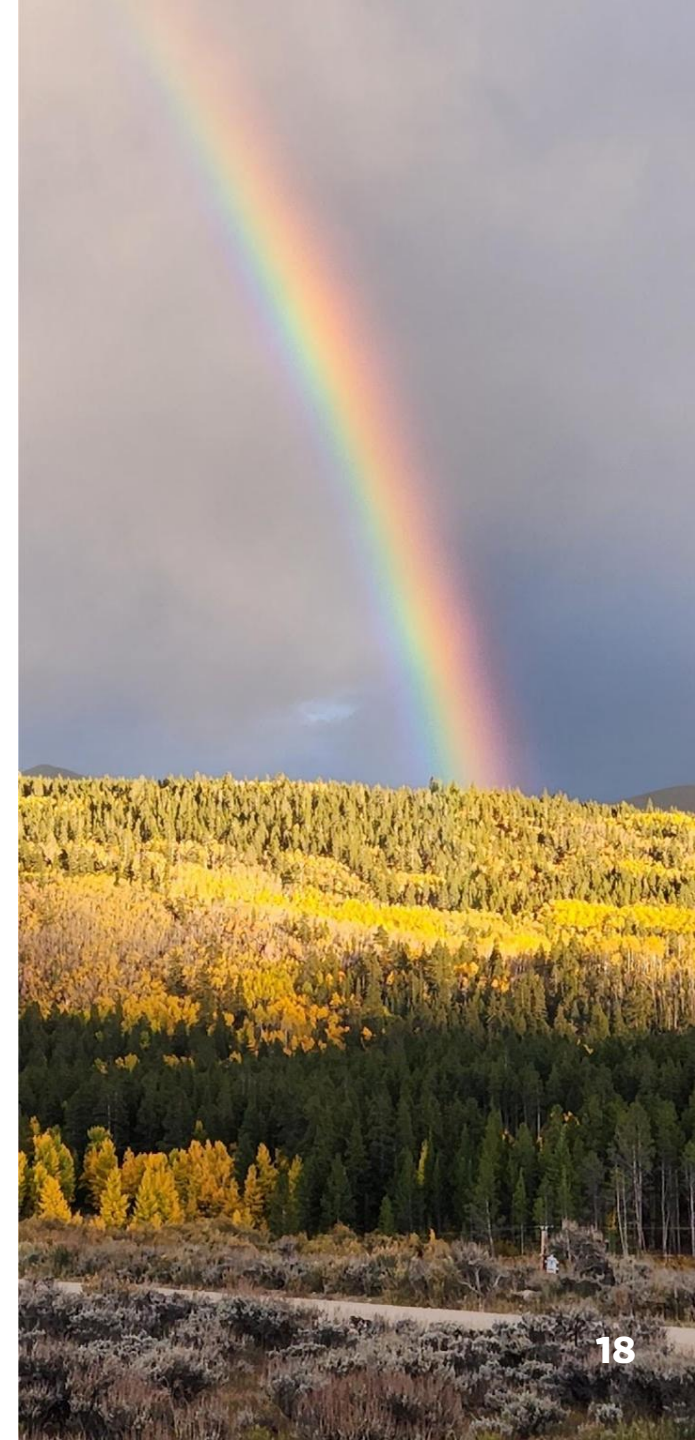


Planning for the Future

Reserve Study

- Inventory of all HOA-owned assets, including roads, buildings, dams, and equipment
- Estimates when major repairs and replacements will be needed
- Helps the Board budget and plan for future capital expenses
- Reduces the risk of unexpected special assessments
- Provides a long-term roadmap for future Boards

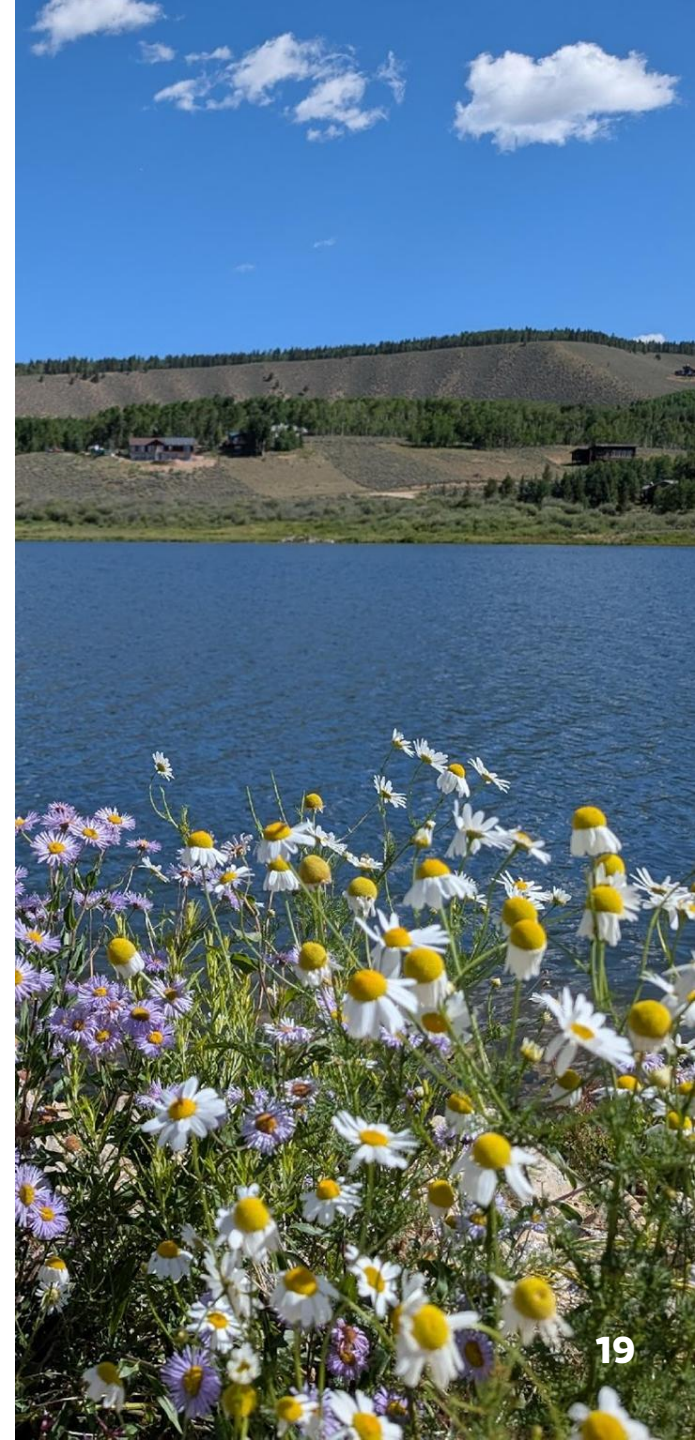
The reserve study is like a long-term maintenance roadmap for Beaver Lakes. It helps us plan ahead, budget responsibly, and avoid costly surprises.



Water – Why Our Lakes Matter

- **Enhance Property Values** – One of Beaver Lakes' most valuable amenities.
- **Fishing & Recreation** – Enjoyed by residents and their families year-round.
- **Wildlife Habitat** – Supports fish, birds, and native wildlife.
- **Natural Beauty** – Defines the character and scenic appeal of our community.
- **Fire Protection** – Provides an important emergency water source.
- **Quality of Life** – Makes Beaver Lakes a unique place to live and visit.

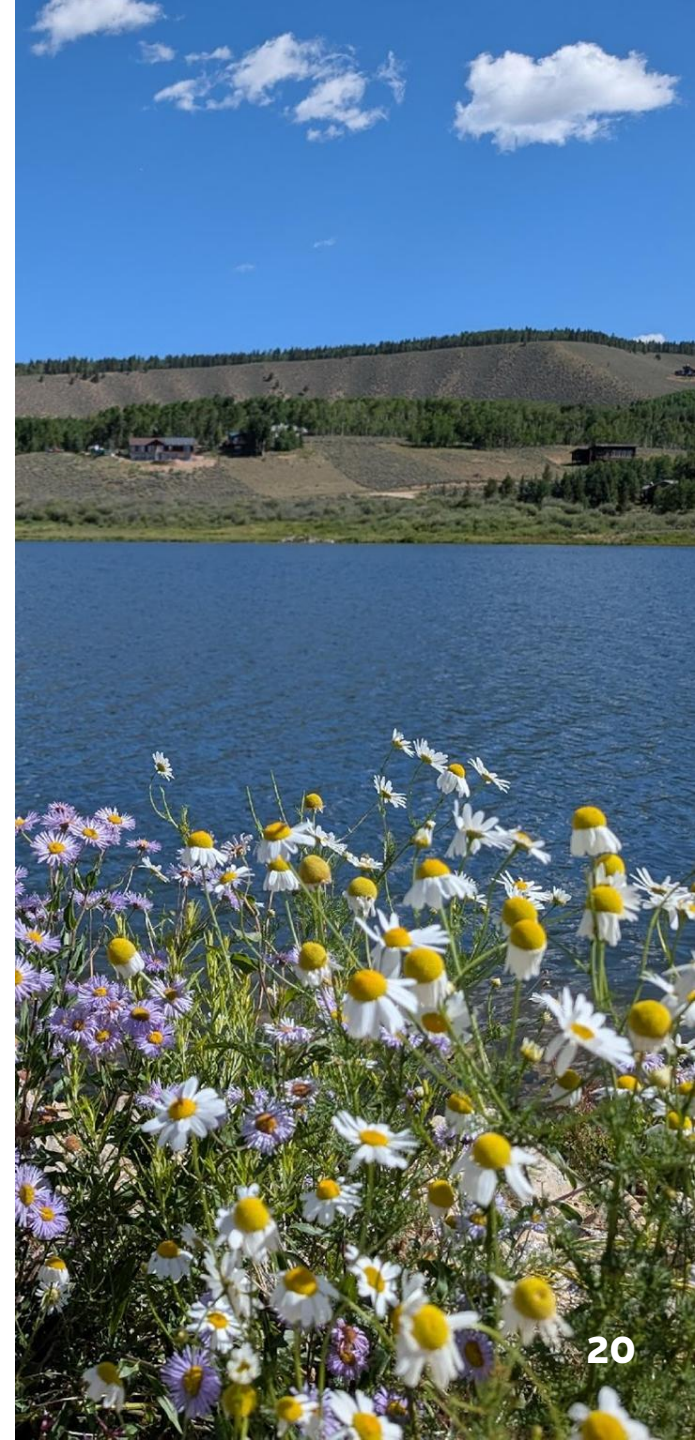
**The lakes are one of Beaver Lakes' greatest assets.
Protecting our water protects our community.**



Water – Current Rights

- BLE leases augmentation water from Pueblo Water.
- The lease allows us to legally store water and covers evaporative loss.
- The Board coordinates with the State Water Commissioner and Moyer Ranch to comply with Colorado water law.
- Water releases/lowering from the Lower Lake are required periodically to satisfy downstream senior water rights.
- We currently pay **\$16,000** per year to Pueblo Water.
- Our water supply agreement expires on **June 30, 2030**.
- We can expect this amount to **increase significantly** in 2030.

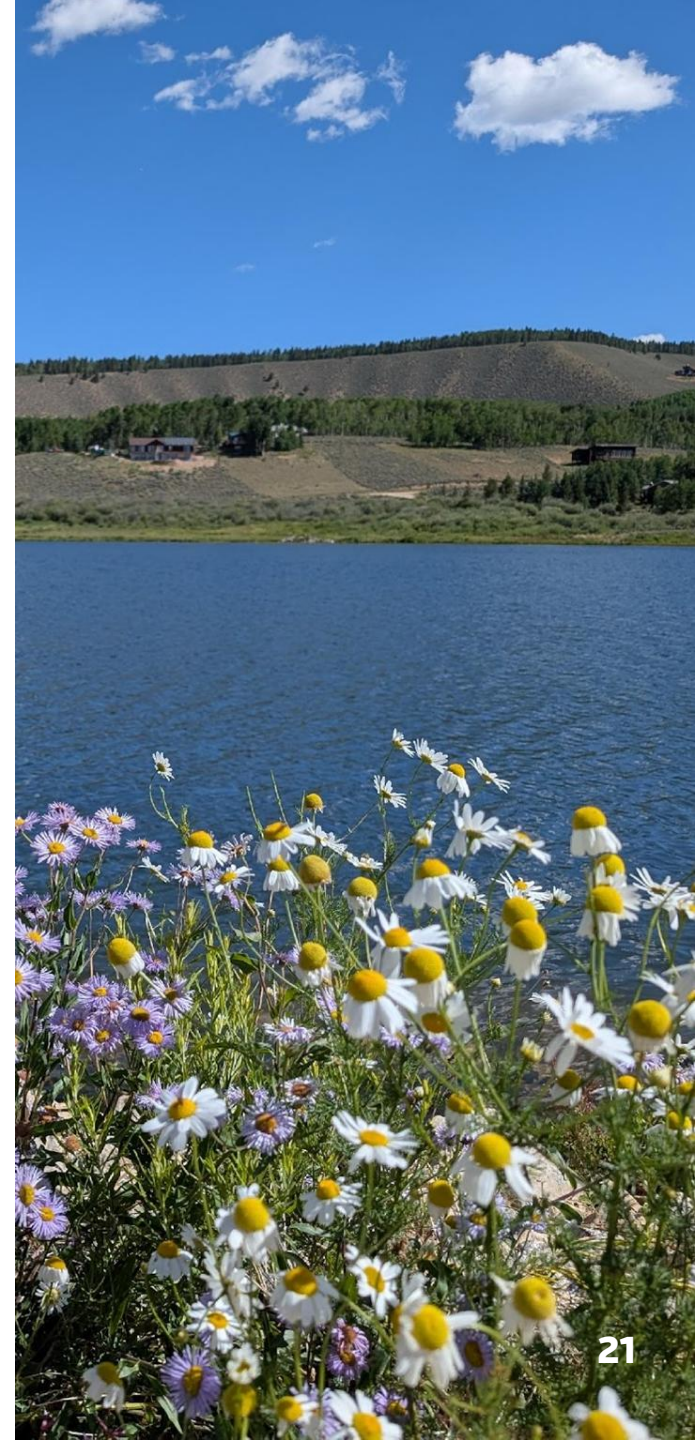
Our lakes don't stay full naturally—they exist because of careful water management and legally secured water rights.



Water – Planning for the Future

- Future costs and long-term availability are very uncertain.
- Evaluating long-term water supply options beyond the current lease agreement
- Working with water attorneys and water experts to understand available alternatives
- Preparing for potential increases in future water costs and regulatory changes
- Developing a sustainable strategy to preserve this important community asset

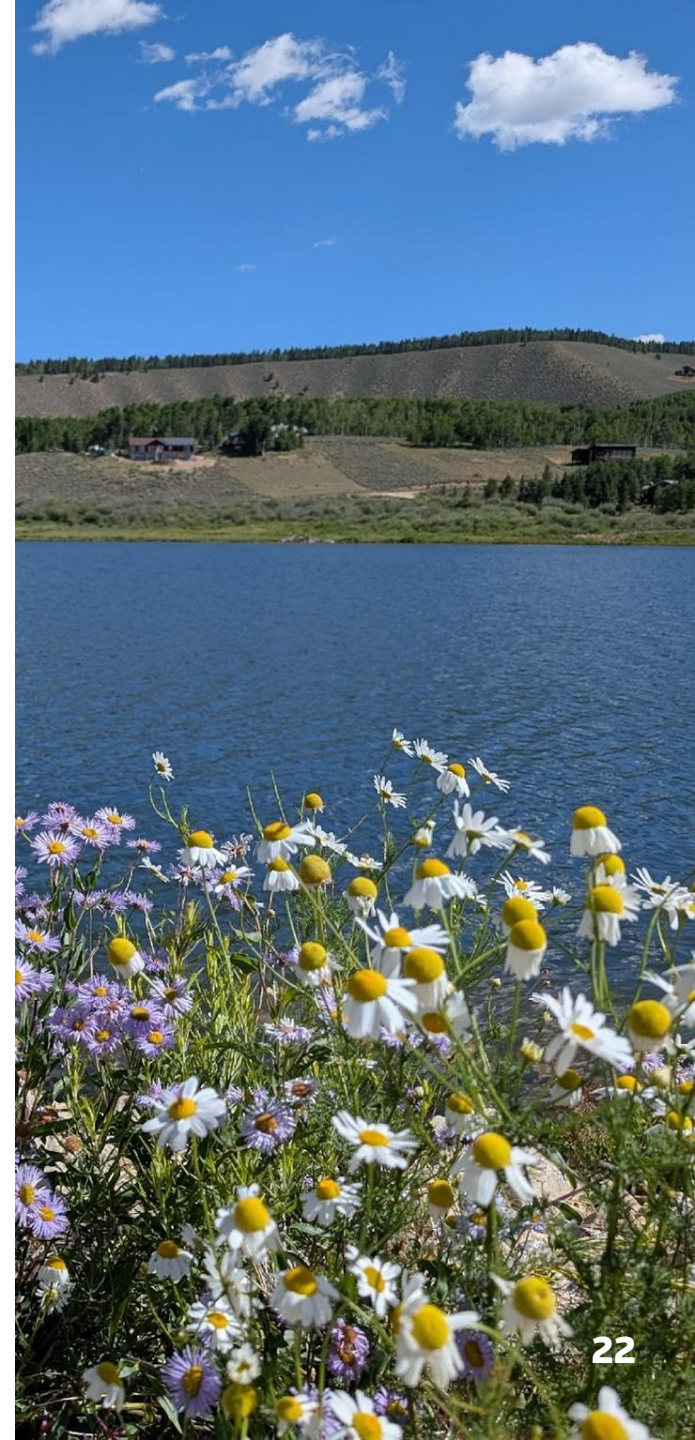
Protecting our long-term water supply is essential to preserving our lakes, property values, and the character of our community.



Water – Exploratory Study

- We are exploring two paths:
 - **Option 1:** Acquire water rights and try to trade it with another entity to allow for the same water rights (Pueblo Water) to be used for our plan. This is similar to what we tried a few years ago.
 - **Option 2:** Acquire water rights that fully replace the Pueblo Water with a new source.
- **Outcome:** The study will identify viable alternatives, estimated costs, and recommended next steps for ensuring a reliable long-term water supply for BLE.
- **Schedule:** Completion is anticipated late fall/early winter.

Understanding our options today helps us make better decisions for future Boards, protect our lakes, and manage long-term costs responsibly.



Looking Ahead

2026-2027 priorities:

- Support the new caretaker
- Complete the Reserve Study
- Continue website and payment modernization
- Explore options for long-term water strategy
- Establish procedures to ensure easier caretaker and Board transitions

Thank you to every volunteer who helps make BLE a great community.





Questions?