

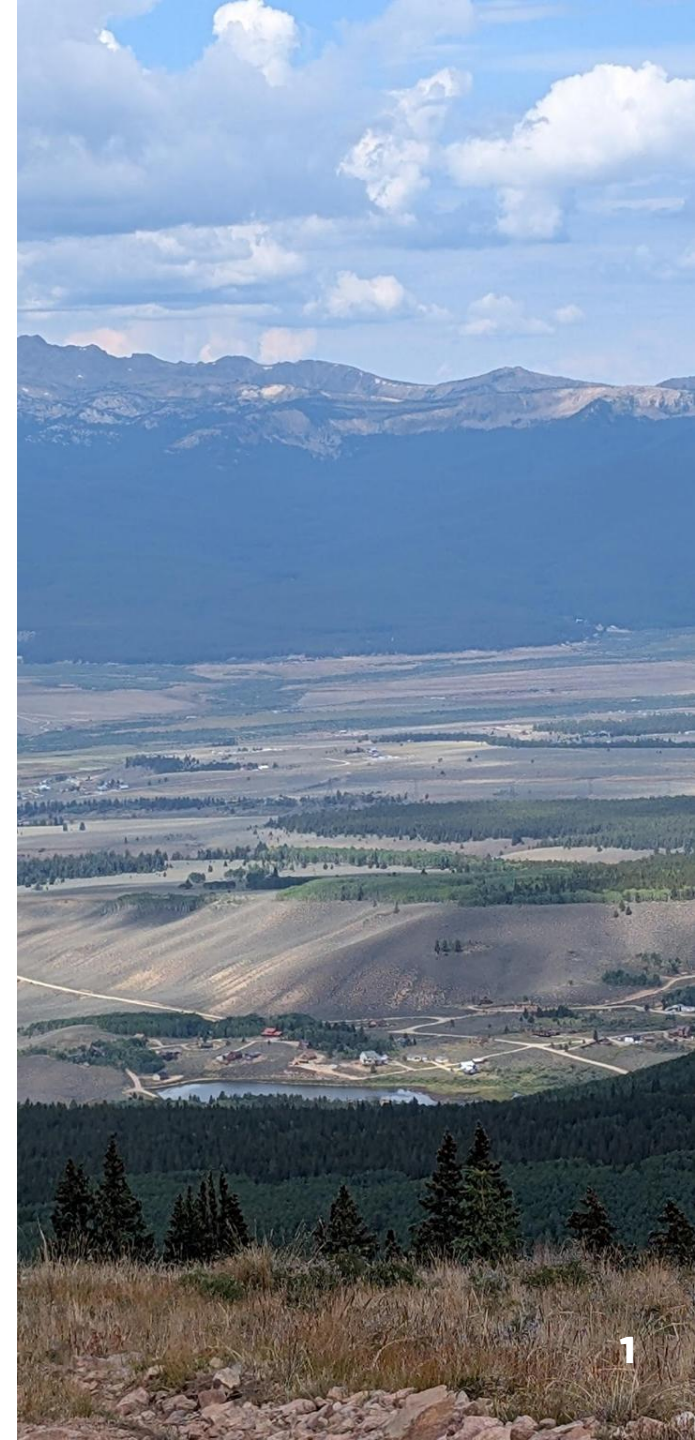


2026 Annual Meeting

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.

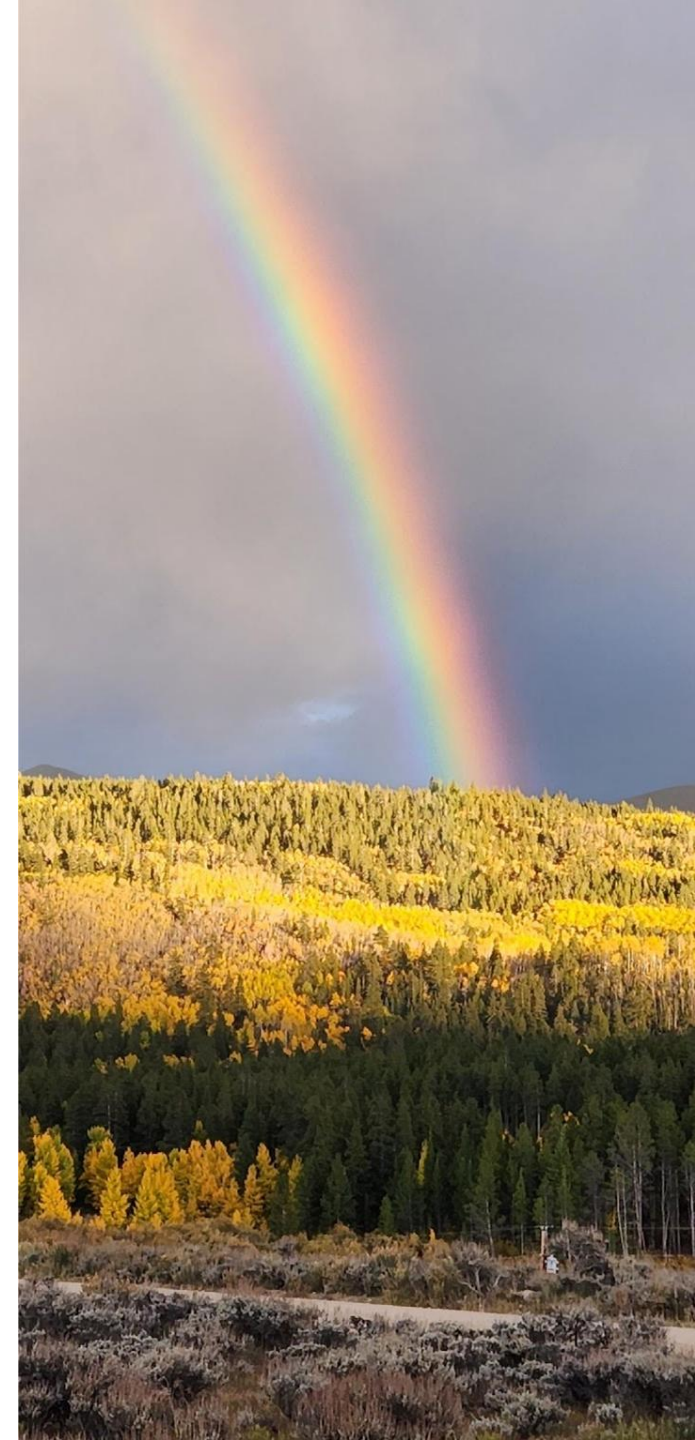




2025–2026 Summary

What did the Board accomplish this year?

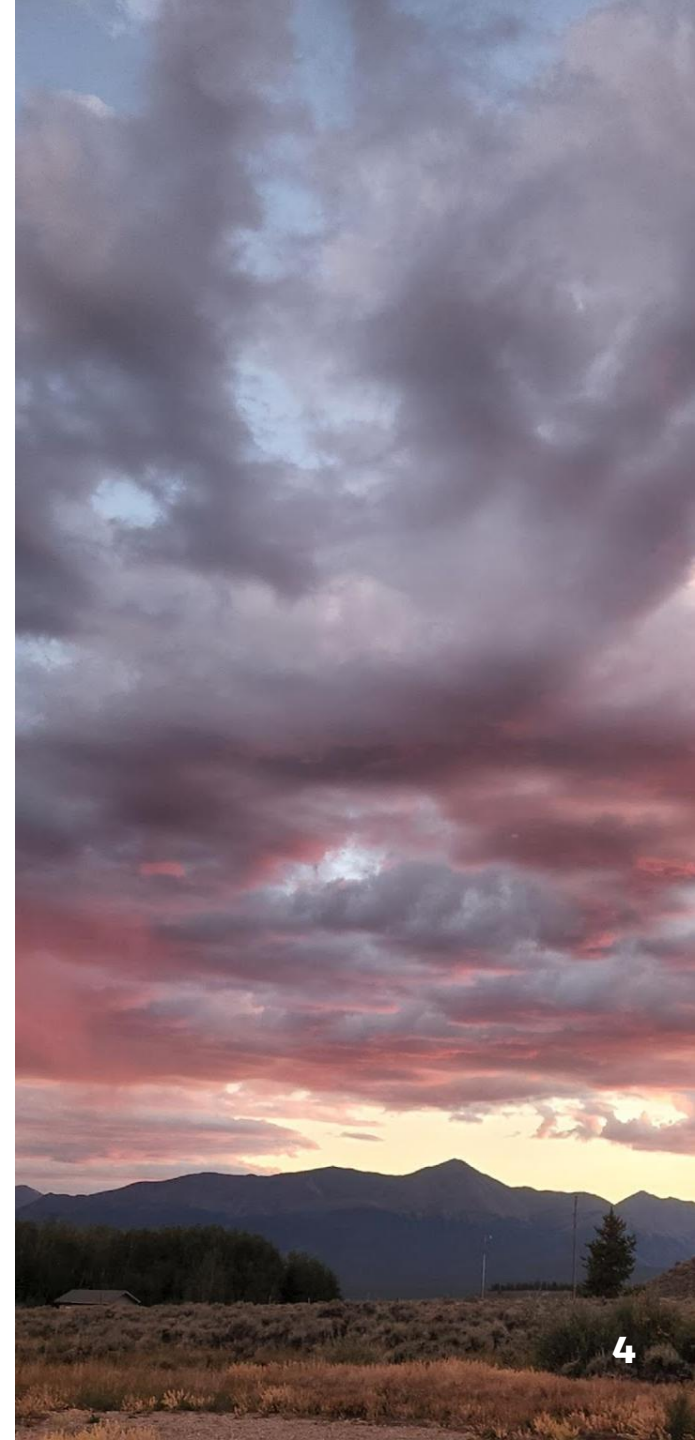
- Improved Board governance
- Modernized member communications
- Maintained roads, facilities, and lakes
- Managed a caretaker transition
- Strengthened financial planning
- Began long-term reserve and water planning



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

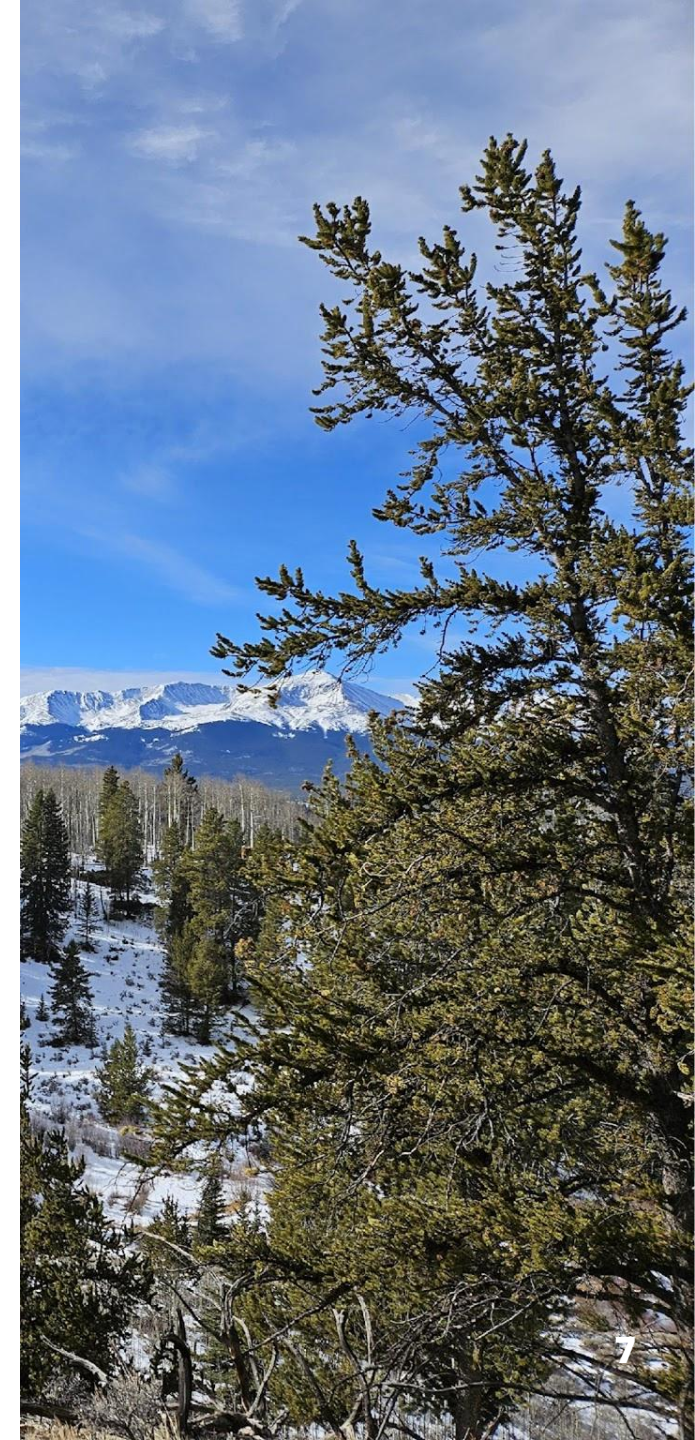
**A better experience for members while
reducing caretaker and volunteer workload.**

The screenshot shows the 'Beaver Lakes' website interface. At the top is a navigation bar with links: Home, Reservations, Documents, Fishing, Community, and Annual Dues. Below this is a 'Reservation Test' section for 'The Fishing Cabin (#2)'. It features a large photo of the cabin exterior and four smaller inset photos showing the interior: a living area with a fireplace, a dining area, a bedroom with a blue bed, and a bathroom. A button labeled 'All photos' is at the bottom right of the photo grid. Below the photos, the text describes the cabin: 'Kitchen, 3/4 Bath, Bed, 1-Full, 2-Twin, 1-Queen Pull Out, Internet Access Adjacent to the Caretakers Cabin'. An 'Amenities' section lists 'WiFi', 'Full Kitchen', and 'Bathroom with Shower'. An 'Availability Calendar' for June 2026 is shown, with a legend for 'Available' (green) and 'Not Available' (red). The calendar grid shows dates from 01 to 30. To the right of the calendar is a booking form with fields for 'Check-in date', 'Check-out date', and 'Guests' (set to 6). A 'Book Now' button is at the bottom of the form. The starting price is listed as '\$80.00 Per Night'.

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

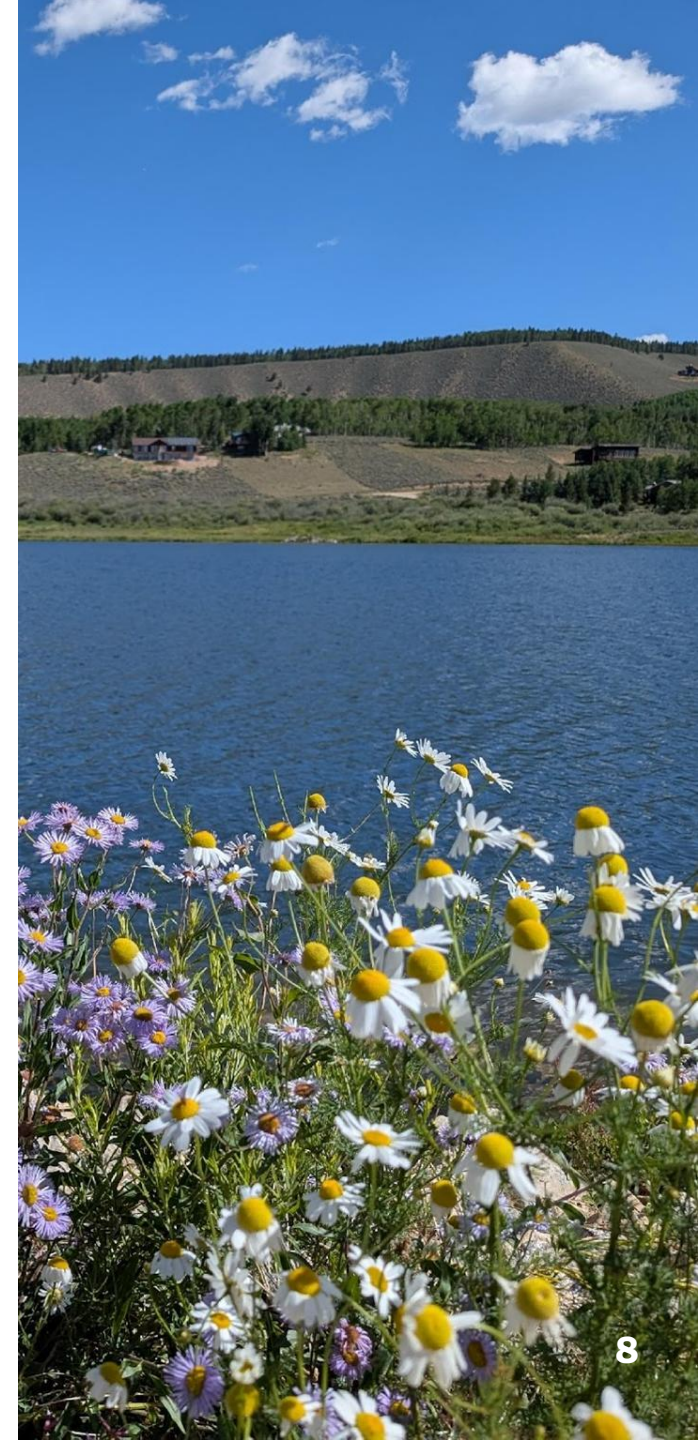
Road maintenance is our largest operational responsibility and requires constant attention.



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

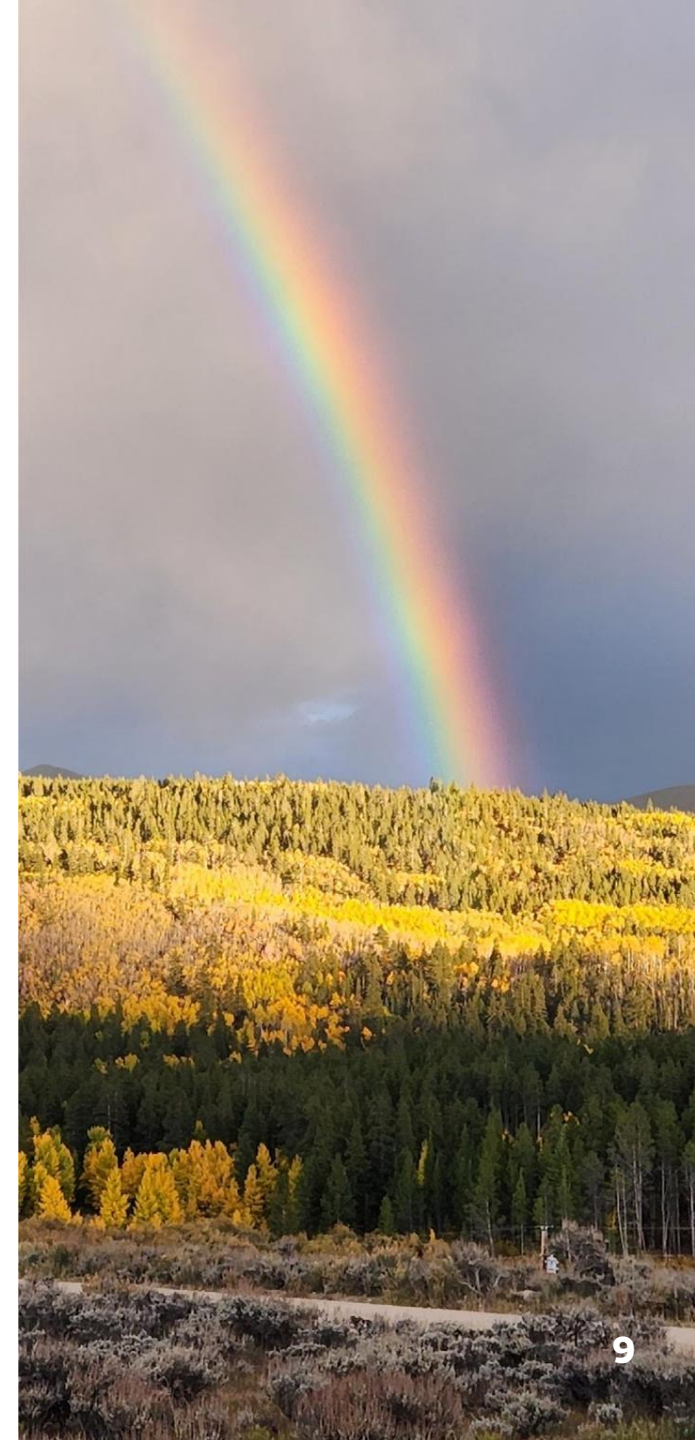
**Water management happens year-round
and affects every property owner.**



Maintaining Daily Operations

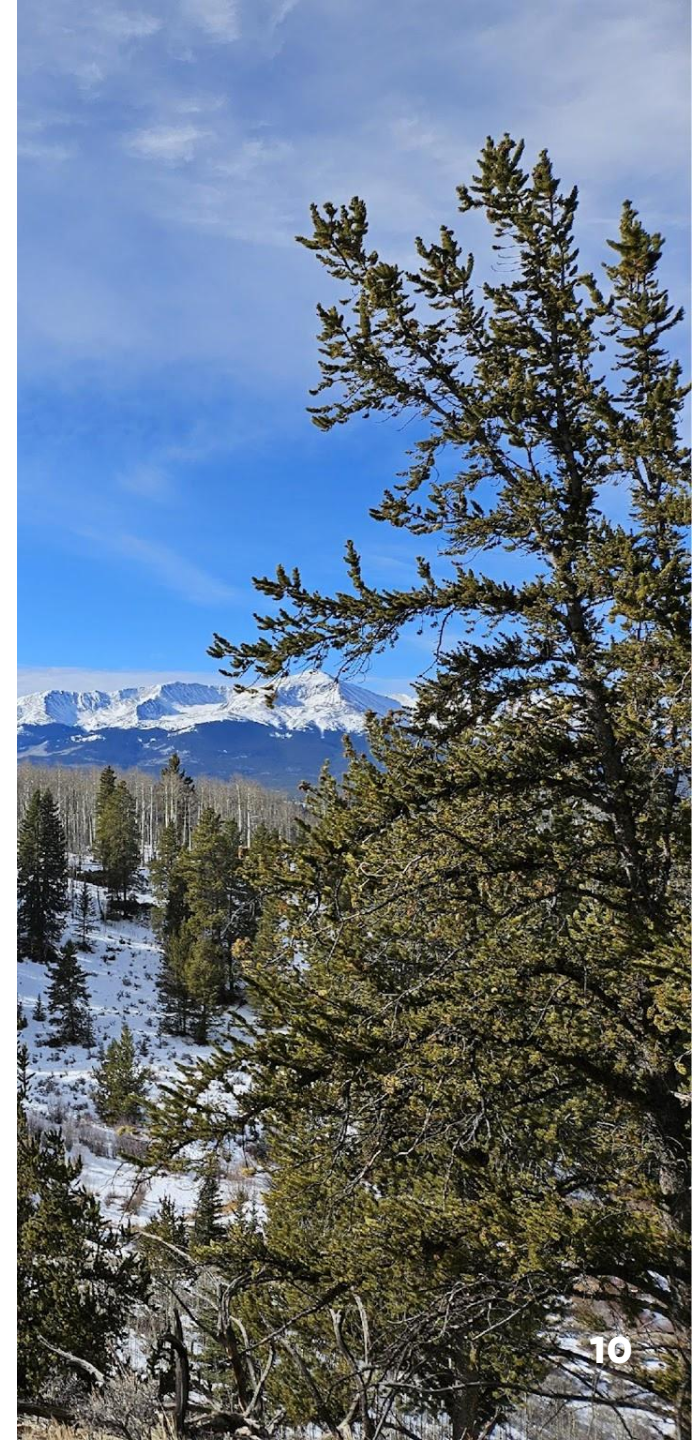
- Supported daily maintenance
- Managed caretaker transition
- Implemented temporary operations plan
- Continued services with some interruption
- Recruited and interviewed applicants

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



New Caretaker – Hunter Peralta

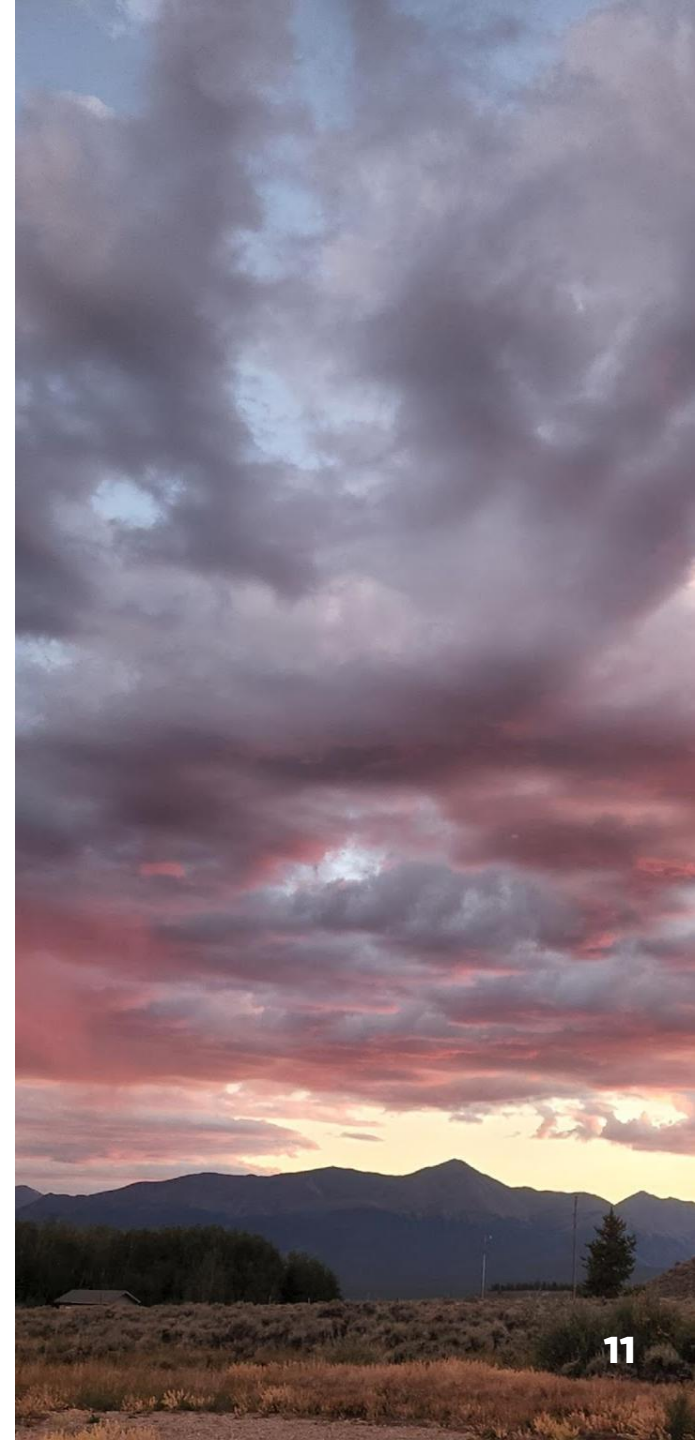
- Comes to us from CDOT and has experience with:
 - Operating heavy equipment
 - Routine maintenance
 - Roadway repair
- Working towards a degree in Ecosystems Science and Stewardship at CMC
- Starts on July 20th
- Please email requests to: caretaker@beaverlakes.org
- Note: To reduce costs and improve 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.

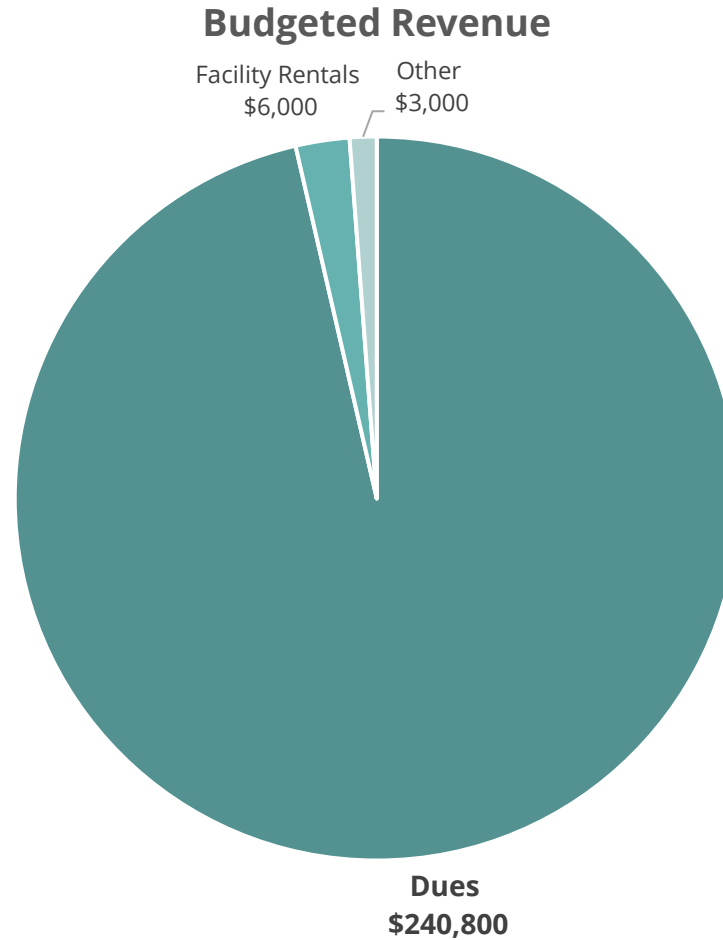




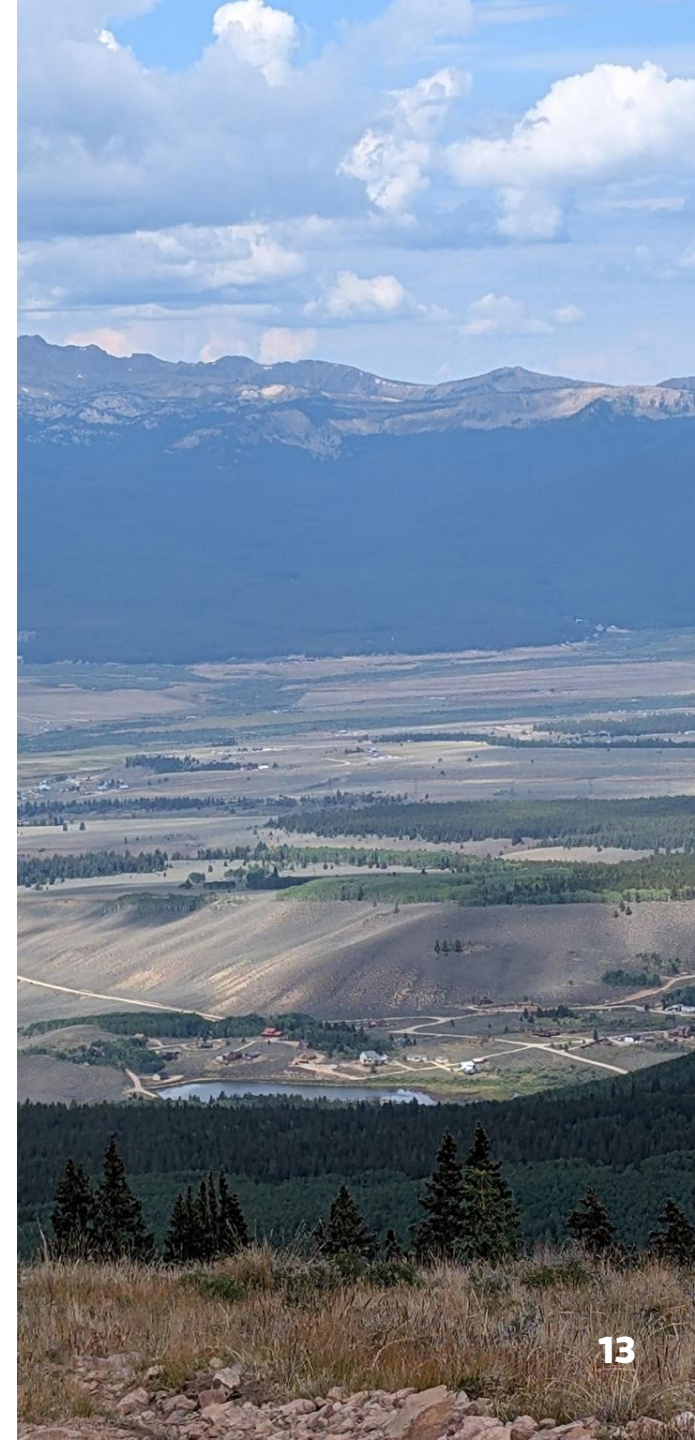
Financial Summary

Where the money comes from

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

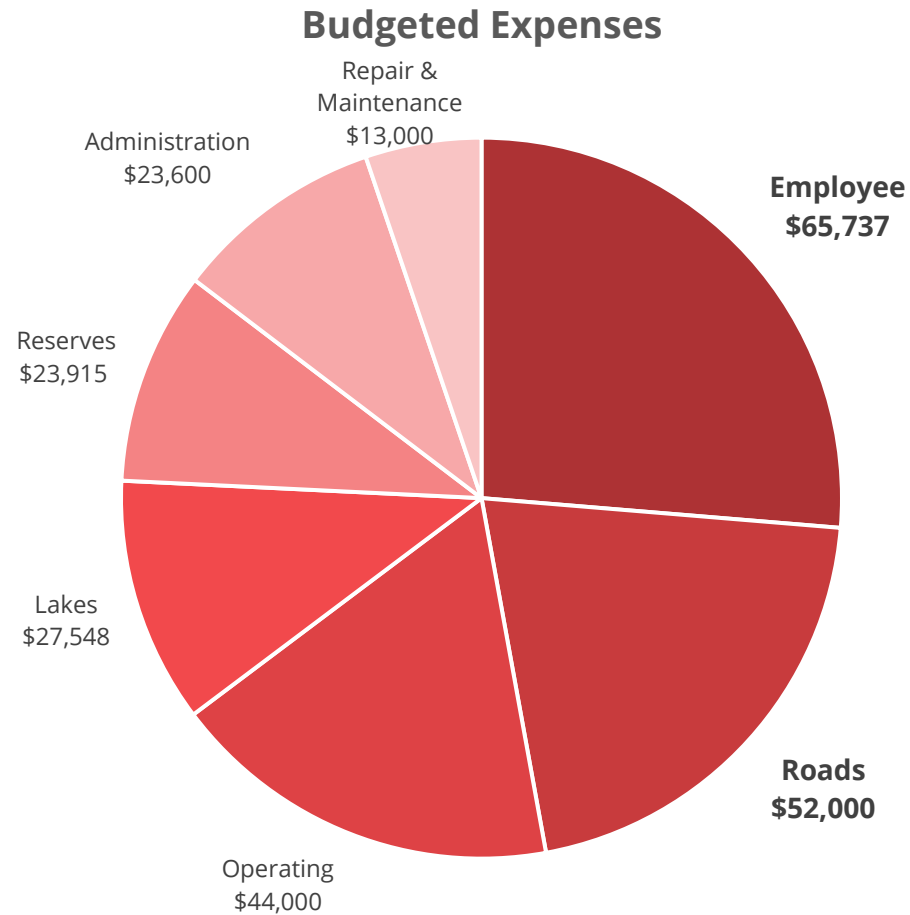


\$249,800

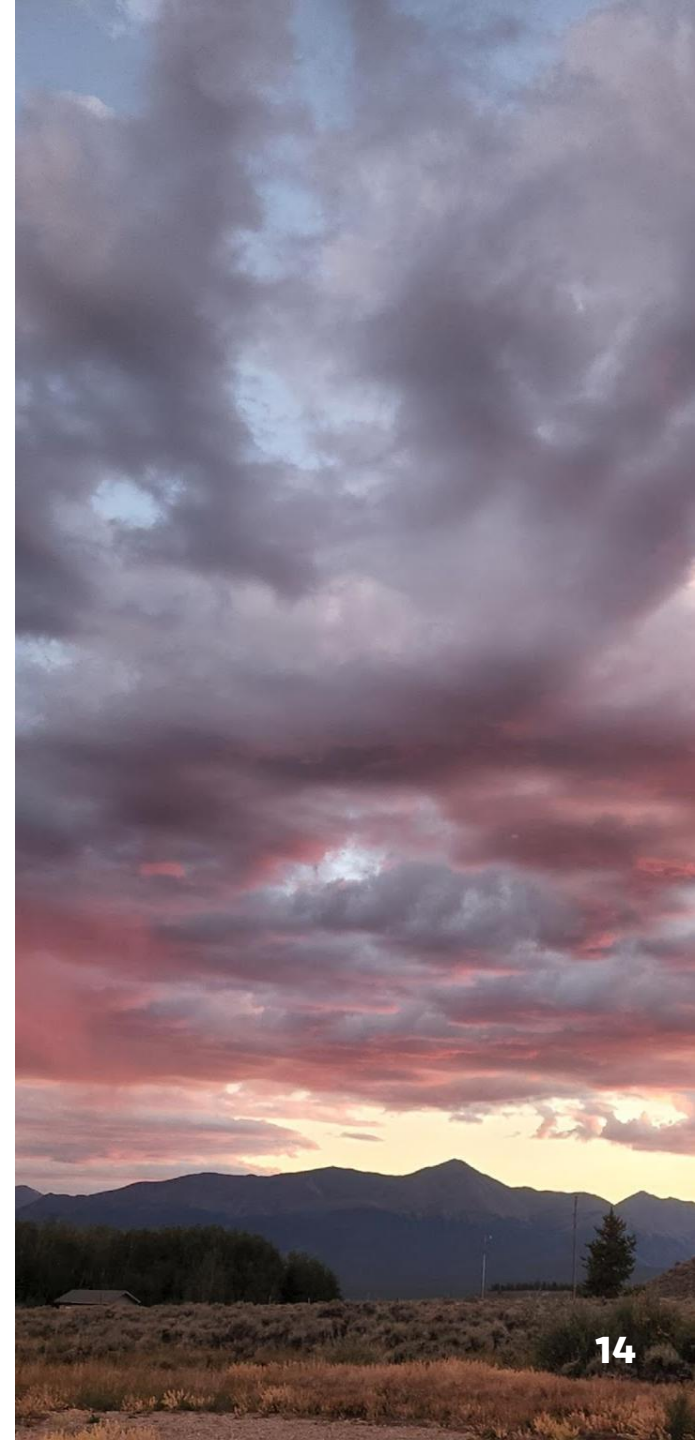


Where it goes

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



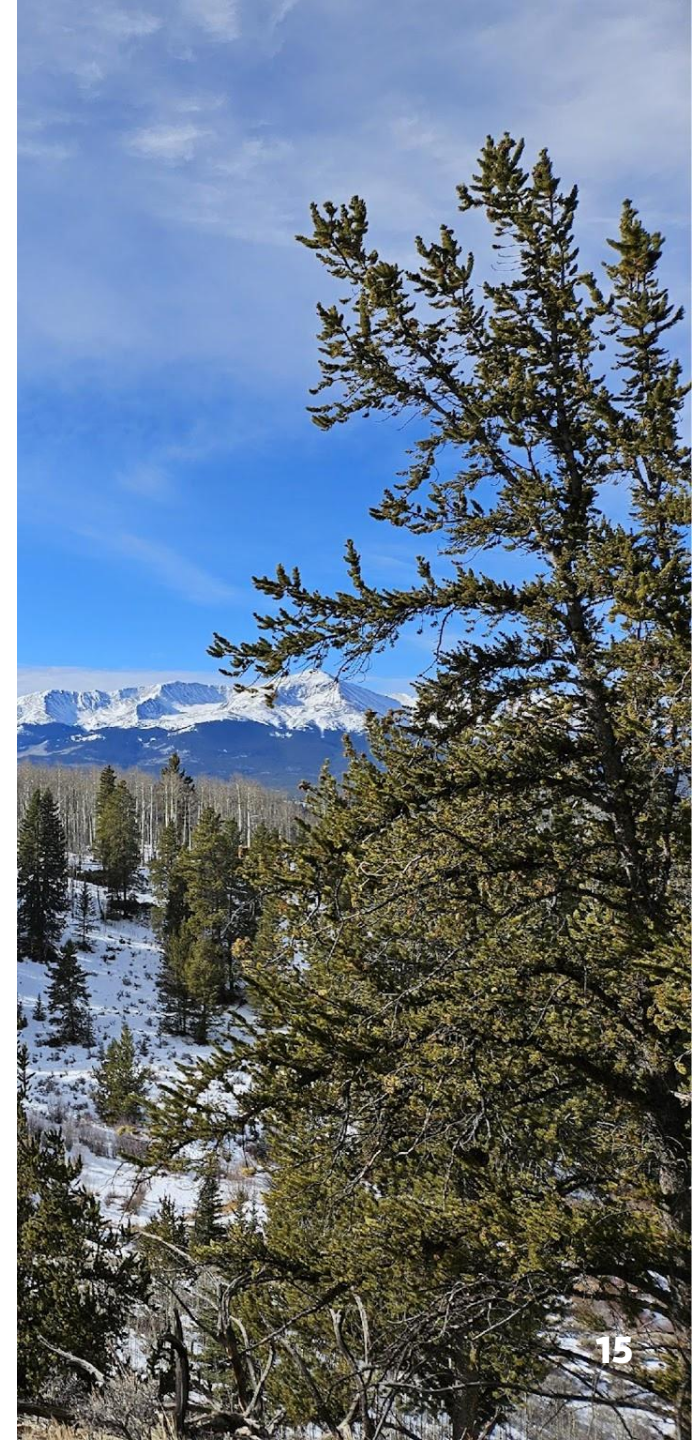
\$249,800



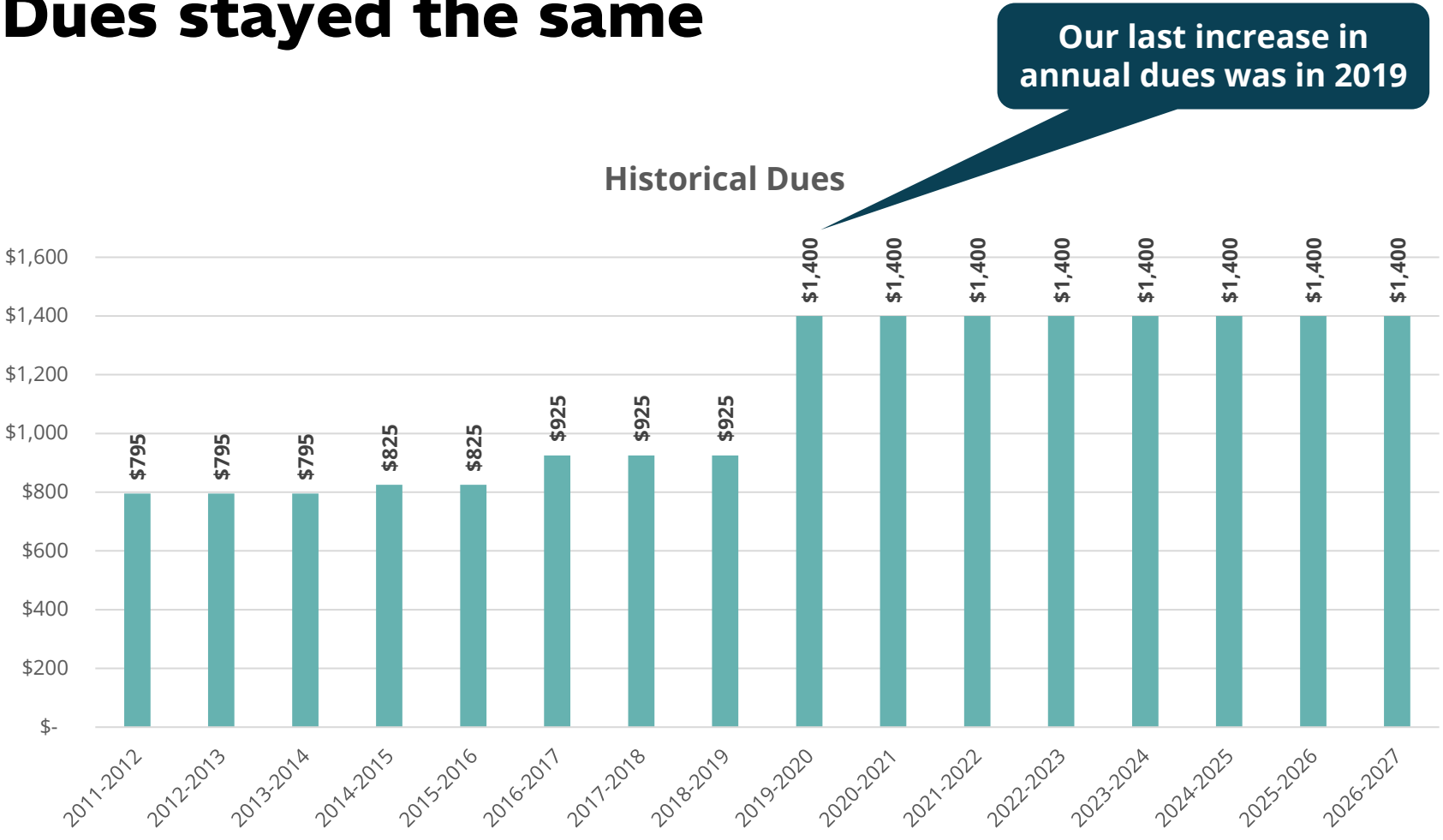
Why we're planning for future costs

- 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.



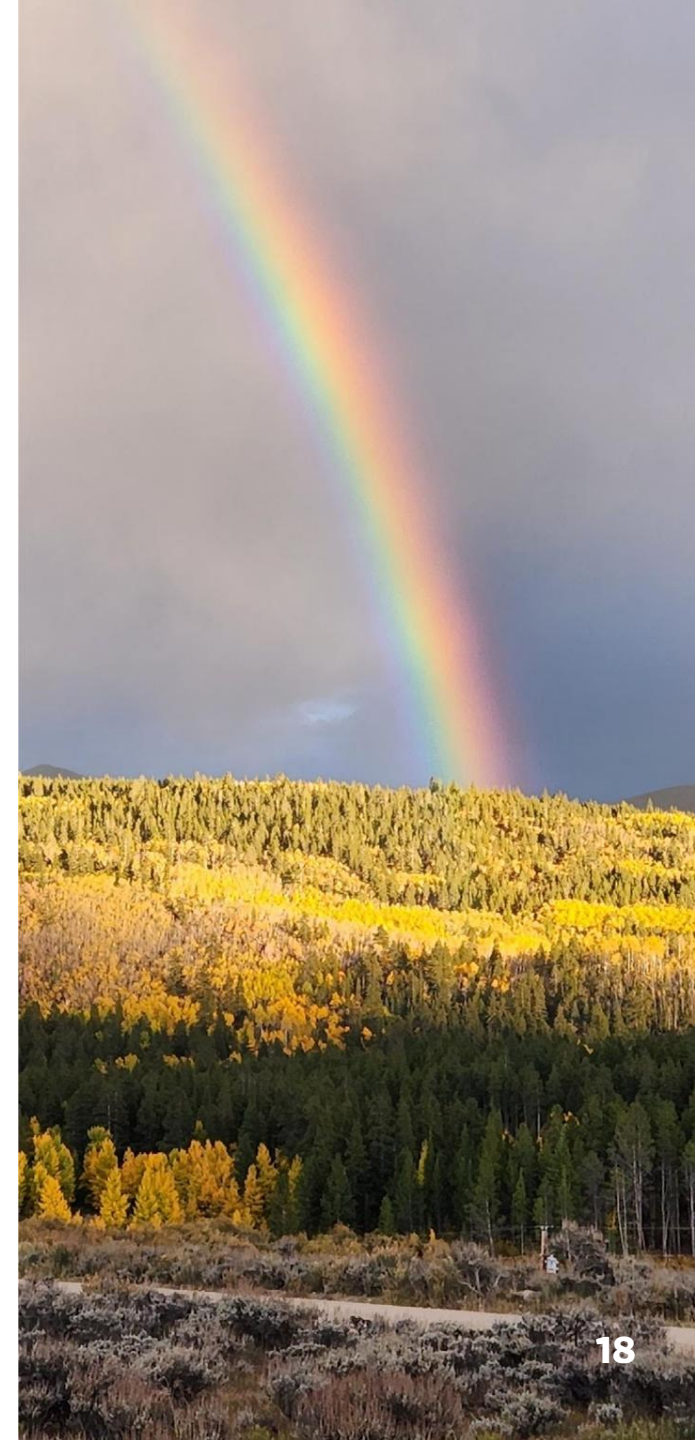
A wide-angle landscape photograph capturing a serene scene at dusk or dawn. In the foreground, a dirt road curves along the right side, bordered by low-lying shrubs and wildflowers. A calm body of water occupies the middle ground, reflecting the soft colors of the sky and the silhouettes of the distant mountains. The background is dominated by a range of mountains under a sky with wispy clouds tinged with orange and pink. The overall mood is peaceful and contemplative.

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

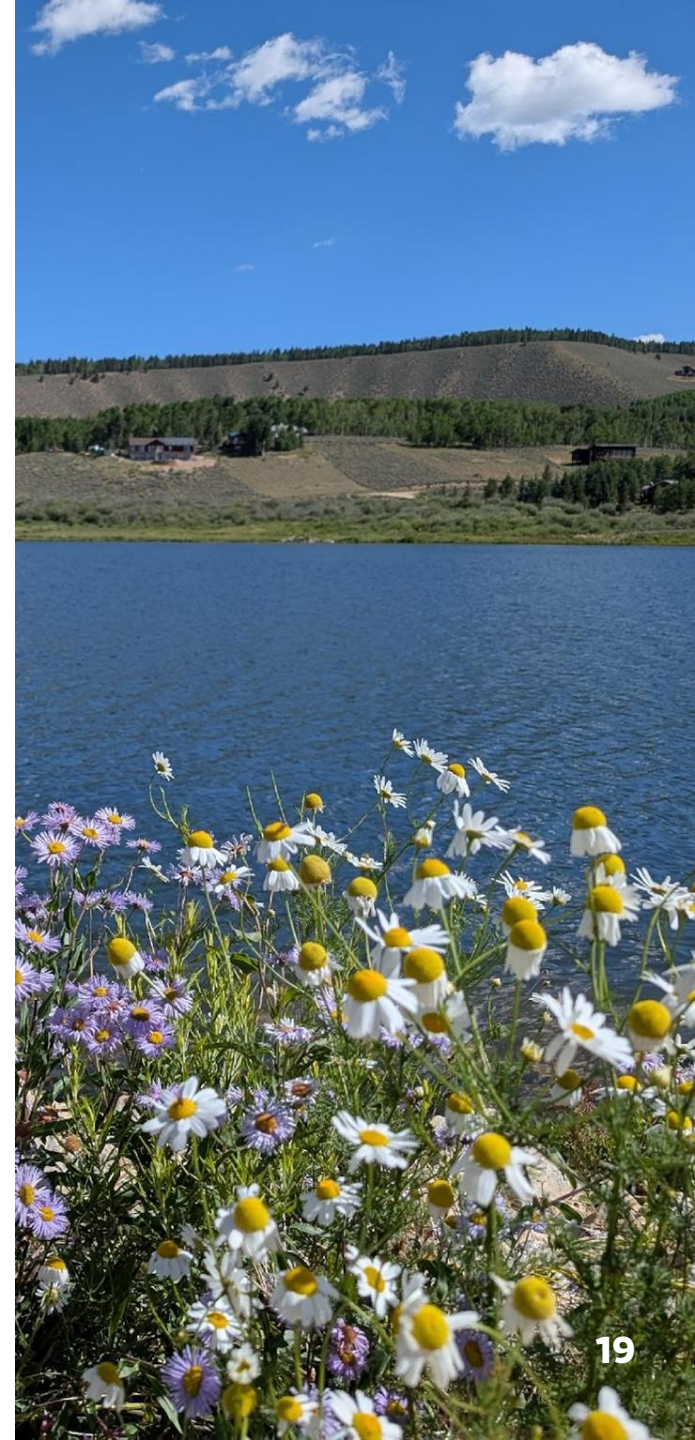
The reserve study is like a long-term maintenance roadmap for Beaver Lakes. It helps us plan ahead, budget responsibly, and avoid costly surprises.



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.

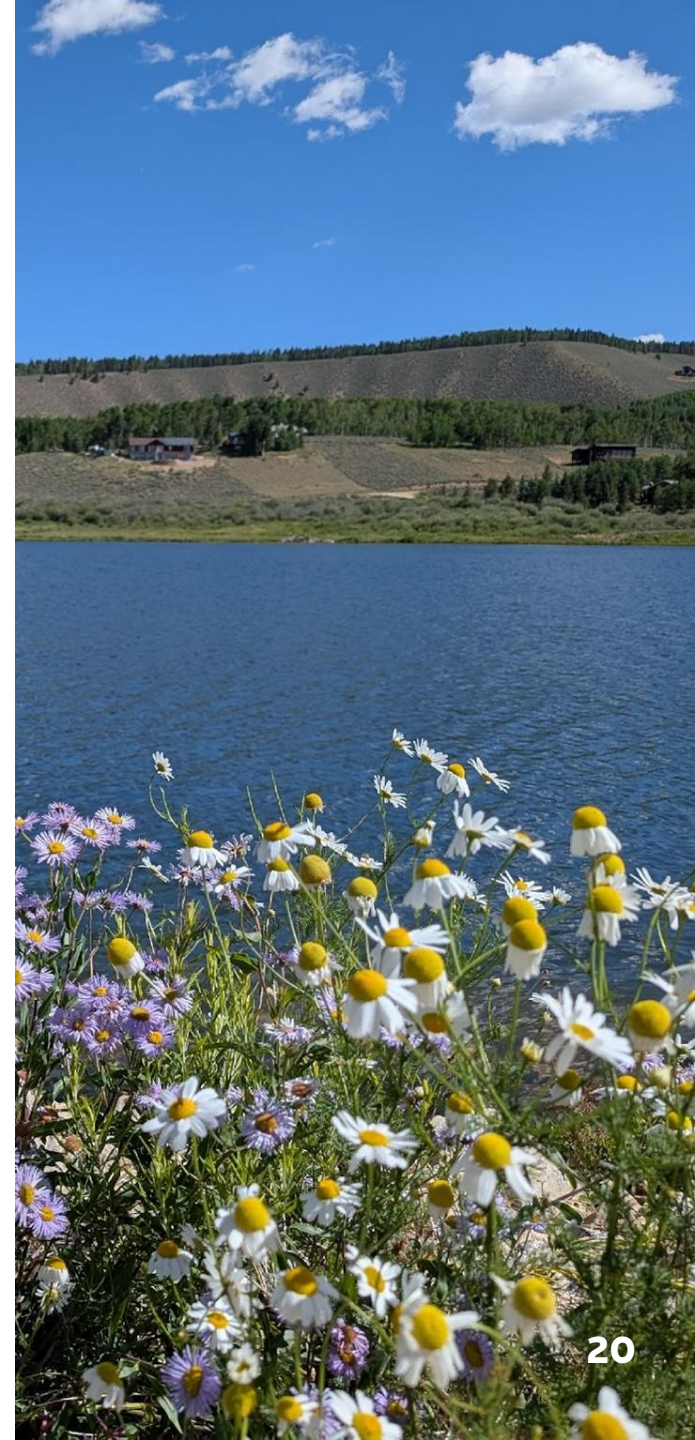
**The lakes are one of Beaver Lakes' greatest assets.
Protecting our water protects our community.**



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.

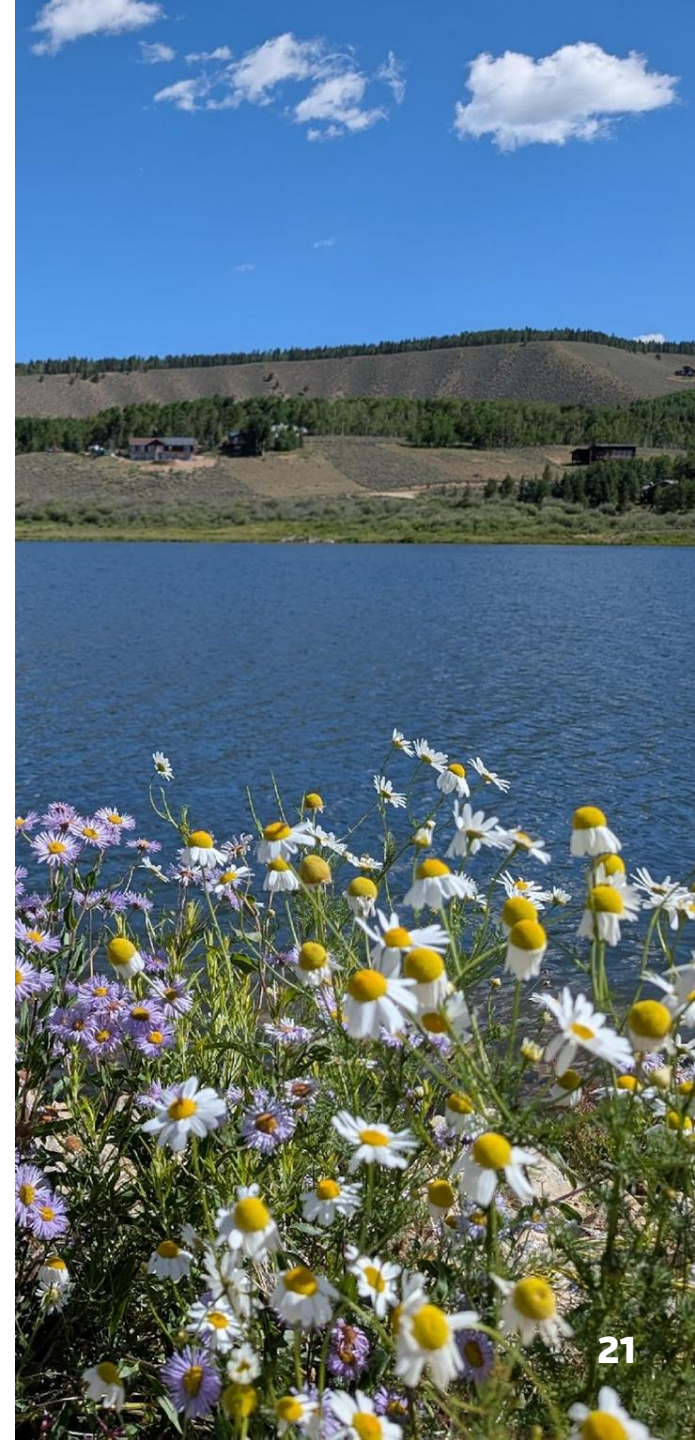
Our lakes don't stay full naturally—they exist because of careful water management and legally secured water rights.



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

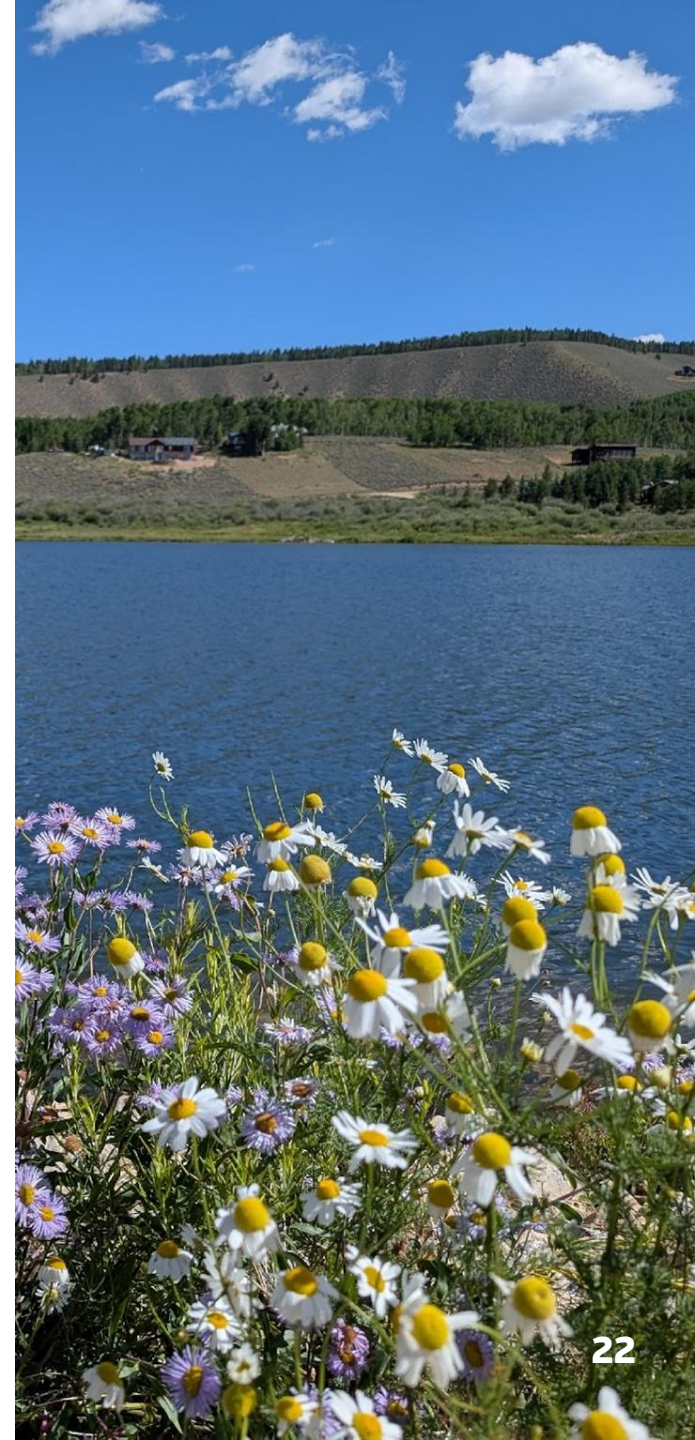
Protecting our long-term water supply is essential to preserving our lakes, property values, and the character of our community.



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?