



Meeting Minutes

Board Member Meeting - August 20, 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 July 18, 2026 Meeting	Board
3. Officer Roles	Board
4. Treasurer Report and Financial Updates	Jim Perkins
5. Reserve Study Update	Jim Perkins
6. Technology Updates	Mark Richter
7. Caretaker's Update	Hunter Peralta
8. Architecture Controls Committee	Marty Stevenson
9. Horse Boarding Rules	Mark Leonard
10. Water Updates	Mark Richter
11. Other Business Chipping Update Cattle Update Road Maintenance	Board Tim Ratterman Tim Ratterman Tim Ratterman
12. Member Comments	Members
13. 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 Mark Leonard Mike Hansen		Marty Stevenson Camy Barraza Joyce Cowfer Mike HacsKaylo Richard Hughen Hunter Peralta

2. Approval of Minutes Posted on BLE Website

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

3. Officer Roles

The Board discussed the proposed officer assignments following the July election. The Board confirmed the following roles:

- Tim Ratterman, President
- Aagje Barber, Vice President
- Kathleen McElroy, Secretary
- Jim Perkins, Treasurer
- Mark Richter, Technology Officer
- Mike Hansen, Parliamentarian
- Mark Leonard, Communications

4. Treasurer Report and Financial Updates

Jim Perkins reviewed the financial results for the fiscal year ended April 30, 2026, noting that operating income was approximately \$253,000, slightly above budget. Several expense categories were below budget, resulting in an operating surplus of approximately \$42,956 compared with the budgeted surplus of \$22,829. The figures did not include a separate contribution to reserves.

For the current fiscal year through August 19, operating expenses were approximately \$96,000 against a budget of \$225,885. Road maintenance expenses already constitute a substantial portion of the annual budget due to early-season road work and magnesium chloride application. Miscellaneous expenses are also above the current budget allocation, although no other significant variances were identified. Current projections indicate approximately \$23,915 in operating income for the fiscal year.

The Board reviewed significant expenditures since the July meeting, including fish stocking, road contractor and material costs, the reserve study deposit, payroll, trucking, and Starlink upgrades for the cabins. No other unusually large expenses were anticipated, although electrical and plumbing repairs and a possible road repair may result in additional costs.

Approximately \$9,500 in member dues remain delinquent across six accounts. Members who are only behind for the current year are receiving additional notices, while older delinquent accounts are being addressed by the Board.

Jim also reviewed current bank balances of approximately \$333,947 in primary operating accounts and \$163,244 in CDs, for a total of approximately \$497,191. Four of the five CDs renewed in June at 0.7%, with the larger remaining CD scheduled to renew in October. The Board will review alternative options for maintaining liquidity while improving returns.

5. Reserve Study Update

The reserve study is underway. The deposit of \$1,610, representing 50% of the \$3,220 project cost, has been paid and a project manager has been assigned. The next step is an on-site inspection, which will be scheduled with appropriate Board or community members participating as useful.

The completed reserve study is expected by November 3, 2026. The Board will have an opportunity to review the report and request changes before it is finalized. The timing is intended to provide useful information for the next fiscal-year budgeting process, with a goal of completing the budget by February 1, 2027.

The Board discussed the purpose of the study, including distinguishing routine operating expenses from longer-term capital and reserve expenditures. The study is intended to help the Association plan for major future improvements, maintain appropriate reserves, and reduce the likelihood of future special assessments.

6. Technology Update

The new reservation system is operational and has successfully processed three reservations, with payments received through PayPal. The system allows reservations up to 12 months in advance and provides the caretaker with an operator view showing upcoming reservations and guest information. Jim Perkins and the bookkeeper also have access to the financial information needed to reconcile reservations and payments.

The Board discussed the possibility of allowing members to select individual campsites rather than booking only the available campsite inventory. This change will be considered after the current season to avoid disrupting the system while it is operating successfully.

The Board also discussed improvements to the Association's financial technology. A meeting with the bookkeeper led to plans to migrate the Association from QuickBooks Desktop to QuickBooks Online. The change is expected to improve access, transparency, security, and automation and will allow multiple authorized users, including the Treasurer, to access the books. The Board approved a motion to move to QuickBooks Online. The first-year cost is expected to be approximately \$2,400 after the introductory discount, compared with approximately \$1,600 annually for the current Desktop system.

The Board agreed to implement the transition in stages. A separate electronic dues and membership payment platform will be researched further and considered after the QuickBooks Online transition is complete. The Board noted that the current technology budget has been reduced by approximately \$800 per year through elimination of older services, partially offsetting the additional QuickBooks cost.

7. Caretaker Update

Hunter Peralta provided an update after approximately one month as caretaker. Current priorities include completing the culvert work near the new pathway, improving equipment maintenance

tracking, and developing a more systematic process for recording equipment maintenance hours and fuel usage. Hunter is researching a maintenance tracking format similar to those used by CDOT.

The new pathway culvert has been installed, using available fill material. Hunter will monitor the area for erosion and water flow as additional rainfall occurs. The culvert is narrow and is not intended to provide ATV access.

Cabin repairs were discussed. Electrical work in Cabin 4 was completed with installation of the appropriate breaker following replacement of the water heater. Cabin 2 has had intermittent hot-water issues, but the system is currently operating. The Board discussed checking anode rods and water heater elements during end-of-season maintenance and adding water-heater draining to the winterization checklist.

Hunter also reported on road maintenance and magnesium chloride application. Effective compaction has been difficult during dry conditions, and rainfall is important for achieving the desired road surface. Hunter will continue monitoring conditions and using the water truck as needed.

The lower lake beaver dam area was also discussed. Hunter will continue clearing the channel and researching possible beaver-control devices, including a beaver deceiver, while considering the existing water diversion and downstream lake flows.

8. Architectural Control Committee

The Architectural Control Committee reported two approvals during the period:

- 1626 Empire Valley Drive: shed installation
- 276 Empire Circle: tree removal for fire mitigation

9. Horse Boarding Update

The Board discussed the Association's common-area horse corrals and the insurance requirements associated with maintaining livestock facilities on common property. The Association has been unable to obtain liability insurance covering the common-area corrals despite investigation with multiple insurance sources. The Board therefore discussed removing the availability of the common-area corrals from the Association's rules and regulations and moving responsibility for keeping horses to individual private property where permitted.

A member who uses the common-area corral raised concerns about losing access and described the possibility of obtaining an individual horse-owner liability policy naming the Association as an additional insured. The Board discussed this option but did not determine that it would satisfy the Association's separate liability obligations for common property. Additional research may be warranted.

A motion was made and approved to temporarily close the corral. The gate will be removed rather than locked so current users can retrieve personal property.

The Board did not approve rules for horse corrals on private property at this meeting. The Board will develop proposed requirements for an Architectural Control Committee application, including acreage, number of horses, fencing, setbacks, neighbor considerations, and temporary use. The proposal will be refined and presented for further Board discussion and community feedback before any final action. The Board noted that Lake County zoning for the RC designation permits large animals, subject to applicable acreage requirements; the previously discussed two-acre/two-horse concept was identified as a preliminary proposal rather than a final requirement.

10. Water Updates

Mark Richter reported on the Association's ongoing water diligence filings and recent discussions with the State regarding required water accounting. The State is working with BLE to establish the electronic accounting process for lake flows and related water rights. The State acknowledged that it is working through a backlog of similar augmentation plans, and the meeting was described as productive.

The Board discussed recent lake drawdowns associated with water releases. Approximately six boards have been pulled so far this year, compared with approximately nine last year. Beginning with the new water year on November 1, the State expects to coordinate releases to the Arkansas River earlier in the year when appropriate. This may reduce the need for later drawdowns of the BLE lakes, depending on available flows and weather conditions.

Mark will continue working with the State on the accounting tables and reporting process and will coordinate with the caretaker as needed. The State also suggested that a flow meter at the upper measurement point could improve future accounting. Mark will investigate the feasibility and cost of replacing or repairing the existing inoperable meter.

11. Other Business As Needed

Chipping Updates

The Board discussed the recent chipping work performed by the Arkansas Valley Collaborative. Multiple crews worked in the community over several days, providing substantial fire-mitigation work at no direct cost to BLE. The Board approved a \$750 donation to the organization in recognition of the work performed. The chipping is an important annual project that helps reduce fire danger. Below is a summary of the work done in BLE:

- 57.8 acres were mitigated.
- 368 hours of work were done prepping by neighbors of BLE.
- Mitigation was done on over 40 lots (including what was chipped in the last week).

Cattle Update

The Board formally approved a \$1,000 donation to the Post Office Ranch toward its GPS-based cattle collar project. The collars are being used to help keep cattle within designated areas without the need for additional physical fencing.

Road Maintenance

The Board discussed erosion developing over a culvert between the cattle guard and the upper swinging gate. The erosion is creating a potentially significant drop-off adjacent to the road. Tim Ratterman has contacted the appropriate Forest Service representative to determine what approvals are required before any significant work is undertaken. If approved, the Board may obtain professional proposals for repair, potentially involving a retaining or road-support solution similar to prior work completed elsewhere in the community.

Ajax Property

The Board discussed a property consisting of approximately ten mining claims on the ridge above the community. The owners indicated that the property may be offered for sale and contacted BLE before proceeding. The Board did not identify a current intention or financial ability for BLE to purchase the property. Because existing access/easement considerations may affect the community, Aagje Barber agreed to contact Sean regarding the property and provide the relevant information.

380 Mallard

A transfer status request was received from a title company for Lot 93, 380 Mallard. The Board discussed the possibility of future development and related road considerations. It was reported during the discussion that the prospective purchaser does not intend to build on the property.

12. Member Comments

No additional member comments were raised.

13. Adjourn

The meeting was adjourned following a motion and unanimous approval by the Board. The meeting was adjourned at 8:55 pm.

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Future Meeting Dates

Board Meeting on Thursday, September 17, 2026 at 7:00 PM on Google Meet