



**BEM 53rd Annual Meeting Minutes
(will not be approved until May 2010)
Saturday, May 25, 2019**

12:33 PM Call to Order

Meeting was called to order by President Bobby Clevenger

Final call for ballots and proxies was made at 12:34, followed by roll call and quorum verification by Treasurer, Jim Lazzeri. The count was confirmed by Bobbie Heisterkamp, reporting that a quorum was met with 84 people present or represented by proxy.

Introductions:

- Directors were introduced. They are Bobby Clevenger, Sam Schwab, Kent Broome, Karl Davis, Randy Orth, Bob Forsberg, Cathy Faughnan, and Jim Lazzeri.
- Board members not present: Christa Isenhardt, Scott Johnstone and Larry Wimp.
- New Members were introduced. They are Ron Leonard, and Charles and Jodie Rohner.

Approvals:

- Approval of Agenda – Bill Tolle moved to approve; Guy Scoma seconded. Agenda approved
- Approval of Minutes of May 27, 2017 – Diana Cummings motioned to approve; Elaine Murphy seconded. Minutes approved.
- Approval of Minutes of May 26, 2018 – Guy Scoma motioned to approve; Diana Cummings seconded. Minutes approved.

A moment of silence was held in memory of passing members Joe Boshinski, Leon Mason, Jerry Guthrie and Kathryn Rumelhagen.

President Clevenger asked everyone to remember Jerry Guthrie's thoughts on BEM acting as a community.

Acknowledgements:

- Glenn Christensen –As a longtime Board member, Reconstruction Committee Chairman from 2013 – 2017 and having worked pro-bono as Project Manager for both Willow Dam and Rainbow Dam, he has continued his work for Meadow Dam. Glenn has gone above and beyond volunteering in the community. We as a community are so appreciative, Meadow Lake should always be known as Meadow Glenn Lake!
- Paul Cyphers – As a Board Member and Treasurer from 2014 - 2017, Reconstruction Committee Member since 2013, overseeing Reconstruction Finance – Paul has worked tirelessly on behalf of Big Elk Meadows and its members to help secure over nine million in Federal Funding to rebuild our dams. He is currently working to secure additional funding for Sunset Dam and Rainbow Bridge. If it was not for Paul and his constant effort, funding for our lakes, dams and water lines would have fallen much more heavily on our community. We are forever grateful.
- Bill Tolle – Bill is a career Civil Engineer who spent over 30 years working with Denver Water and is a Member of the Water Rights and Long Term Planning Committees. He was instrumental in guiding Director Davis in preparing a Five Year Water Plan and in choosing a Water Engineering Firm for BEMA.
- Jim and Elaine Murphy – Former Board Members and Community supporters; Jim acted as onsite project oversight for Willow Dam, is a member of both the Lake Health and Fish Habitat and Social Activities Committees. Elaine continues to be a consistent force for good in our community and is the backbone of the Social Activities Committee.
- Randy Orth – Outgoing and longtime Board Member who served as Board President from 2016 - 2018 and is Chairman of the Operations and Lake Health and Fish Habitat Committees. Randy has spent countless hours

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working closely with the staff to ensure our community is well cared for with efficient deployment of resources, smooth roads, clean lakes and quality drinking water.

- Larry Wimp - Outgoing Board Member, Larry has added history and perspective to the Board as he has helped with both the Reconstruction and Lake Health and Fish Habitat Committees. We appreciate his time and effort on behalf of the residents of Big Elk Meadows.
- Victoria J. Darling-Orth – BEMA’s Office Administrator works diligently on the day-to-day operations of the BEMA and serves as an Assistant to the Board and as a liaison to all members. Since 2017 Victoria has been maintaining our water accounting which strongly supports the community’s water rights, she is an invaluable asset to our community.
- Paul Flanagan – Operations Administrator and Certified Water Operator works unfailingly on behalf of the Members to provide overall care of the community, to keep our water clean and roads plowed, graded and safe. Paul responds timely to the many situations that arise in our community and plays an important role in managing our water resources. So raise a glass of “amazing clean water” to Paul.
- Dustin Enny – Dustin is our Operations Assistant Extraordinaire! He operates heavy equipment such as the road grader, backhoe and dump truck. Performs preventative maintenance on all equipment, rebuilds equipment as needed, has learned water rounds and is working toward his water licensure. We are lucky to have such a dedicated employee working on our behalf.

01:06 PM Report from the President

- BEMA board had a good year and gained confidence within the community, both in activities and financial responsibility.
- Member Tori DeVore keeps the BEMA website updated providing good communication to the membership. As part of the Communications Committee, both Scott Johnstone and Tori are working with xBar7 Communications on the installation of a tower on Pflume Hill which will provide internet and VOIP technology services.
- Fishing will be available as catch and release. Weed cutter boat is ready for the season. Boat Docking stations are available.
- Moving ahead well with the Meadow Dam reconstruction. Little Deer culverts installed. Received funding from Boulder County for Sunset Dam. Lake health and Fish Habitat Committee is active. Rainbow Bridge is under consideration for egress purposes.

01:15 PM Report from the Treasurer

- The annual assessment is set at the Annual meeting. There is no increase in fees for next year. The invoice was sent to members.

Committee Reports

01:17 PM Communications – presented by Director Karl Davis on behalf of Committee Chairman, Scott Johnstone.

- BEMA E-mails changed to a new entity and Board members have been moved to e-suite, which contains tools for identifying email activity. xBar7 Communications tower was ordered in March.
- Electronic payment is now available to the membership.
- The Bugle will be used again for communications on a quarterly basis. Office Administrator Victoria will assist with this. Members are encouraged to contribute.
- Volunteers are requested to assist in supporting Ham Radio functionality. This functionality is responsible for communication of natural disasters outside emergency services. This effort is aligned with Larimer County Hub Connect.

01:24 PM Social Activities – presented by Director Cathy Faughnan on behalf of Committee Chairperson, Christa Isenhart.

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- 2019 activities included Labor Day Picnic, Halloween Party, Coat and Food drive, Groundbreaking Ceremony for Meadow Lake Dam, Winter Brunch at Lyons Crest, St. Patty's Day Town Hall and potluck and Annual Meeting. Tomorrow Angus Mohr Fundraiser and potluck. Annual Clean-up Day is scheduled for June 8th.

01:30 PM Office – presented by Committee Chairman, Kent Broome

- Survey results are in - 77 members voted to refurbish the former office, 25 members voted for the modular office. The updated office building will contain an additional office room and a bathroom.
- A septic system is being designed. Director Sam Schwab is assisting in finding resources to help in this process. The financial goal is for expenses to not impact the current budget. Volunteers are needed for funding and labor. Donation bricks are still for sale.

01:37 PM Operations – presented by Committee Chairman, Randy Orth

- Work Order program still in place for BEMA property.
- Wells are keeping up with the water demand. Regular switching from well use to lake use is also being done for water production. The Committee has worked to reduce expenses while providing better quality water.
- Road maintenance – 235.5 hours spent plowing, grading, and sanding the roads this past winter.
- Slash pile has been relocated to the quarry area. The gate is locked; please contact staff prior to dropping off debris items.
- Site planning has begun for relocation of the trash compactor and addition of a recycling compactor which will be located north of the entrance on the west side of the road.
- Research on upgrading equipment in the water treatment plant is being done.

01:45 PM Reconstruction – presented by Committee Chairperson, Cathy Faughnan

- BEMA received two different grants from CDBG-DR for Meadow Dam, totaling 1.3M. Glenn Christensen's volunteering as the Project Manager is saving the community a significant amount of money.
- Riparian restoration shoreline – put back edges and lake bottoms. Mirror, Willow, and Rainbow lakes have been completed. Aquatic planting will take place in July.
- Secured \$400,000 from CDBG-DR for Sunset Dam, which is a portion of the funding required. \$450,000 of assistance is still needed. The existing spillway and rocks will be used to reduce costs.

01:56 PM Reconstruction Financial update –presented by Paul Cyphers

- Due to extensive damage caused by the 2013 flood, total reconstruction costs will be over \$10 million. The water line project was \$4 million. BEMA will receive the final closeout water payment from FEMA.
- The costs for BEMA are \$6 million, which includes all the dams and lakes. 41% of funding was received from Community Block Grants. Special assessments constituted 17% of costs. Potential for reimbursement is \$7 million. Over \$6 million has been submitted. At this time no additional assessments are needed to fund projects.

02:07 PM Financial – presented by Committee Chairman, Jim Lazzeri

- Expenses at 97%.
- The debt from personal loans will be retired this year. BEMA currently has a bridge loan with CWCB, which will turn into a long-term loan in February 2020.
- Financial budget for the office will be communicated when the plan is completed.
- Reviewed priorities of capital projects that currently do not have funding.

02:10 PM Architectural Review – presented by Committee Chairman, Kent Broome

- Over 20 Architectural Review requests were submitted, mostly for exterior painting and home additions.

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02:12 PM Lake Health and Fish Habitat – presented by Director Bob Forsberg on behalf of Committee Chairman, Randy Orth.

- Plants and fish are thriving. Aeration system put into Willow Lake is working well. The Committee stocked the lakes with Donaldson Steel Head trout. Catch and release program will continue. Fishing guest passes are available.

02:17 PM Lot Maintenance – presented by Committee Chairman, Karl Davis

- A Saws and Slaws program is being formed to assist with lot mitigation. This includes removal of trash, slash piles, downed trees or leaning fences and exterior home maintenance.

02:20 PM Water rights – presented by Committee Chairman, Karl Davis

- Water accounting data responsibilities have successfully transitioned to the Office Administrator, Victoria J. Darling-Orth. Committee member Roy McCutchen has been updating the accounting spreadsheet as each new dam is built.
- Upcoming diligence filings are due in November 2022 and November 2023.
- Work continues on a 5-year plan for Water Rights.

02:24 PM Governance – presented by Committee Chairman, Bobby Clevenger

- The merger with BEMA and BEWA was successfully completed.
- Short term rental ballot did not pass.
- Although work continues, progress is being made to resolve Ackerman billings.
- Finalized rental agreement with VFD and BEMA regarding the firehouse.

02:27 PM VFD of BE update – presented by Chairman, Rick Ray on behalf of Fire Chief, Collin Isenhart.

- 55 total calls for past year. 556 hours in training. Have website updates. VFD offers free assessments to property.

02:43 PM Long Term Planning – presented by Committee Chairman, Bobby Clevenger

- Projects that need funding: Dumpster relocation, Rainbow Bridge, backhoe, solar heat to replace propane for pool, Lake Health, tennis courts, pool deck.
- Avenues for funding – grants, donations, fundraisers, new lot sales, fishing clubs, open air events, loans and special assessment.

Ballot Results – Cathy Faughnan, Bob Forsberg and Scott Johnstone have been nominated by the community to remain as Directors to the Board.

New Business – In the past, for passing members who have made an impact on the community through their service on the Board of Directors, a memorial tree was planted in their honor. Restoration of this practice is being recommended.

Bobbie Heisterkamp motioned a tree for passing member Jerrie Guthrie who served on the Board from 2008 to 2014 be planted. Bill Tolle seconded the motion. All agreed.

Paul Flanagan motioned a tree for passing member Kathryn Rumelhagen who served on the Board from 1985 to 1991 be planted. Kathy Broome seconded the motion. All agreed.

02:58 PM Adjournment

With no further business being presented, Glenn Christensen motioned to adjourn the meeting. Bill Tolle seconded the motion. All agreed. Adjournment of the 53rd Annual members meeting at 2:58 PM



**Town Hall Meeting
May 25, 2019**

Meeting was called to order by President Clevenger at 03:19 PM.

After introduction, Becky Henderson of Pinewood Springs provided community education with a presentation on Poudre Valley Rural Electric Association (PVREA). PVREA is required to buy 90% of its energy through Tri-State who is depending on coal and gas. Through her presentation, Becky encouraged support of alternative methods of energy such as wind and solar which are less expensive and environmentally friendly.

There were questions regarding the details of BEMA's firehouse lease with the VFD. President Clevenger will send out a position statement to the membership next week.

Internet – Free services will be provided to the BEMA office and VFD, along with an outside phone for use. Broader bandwidth will be provided and latency will be reduced. The monthly cost should be the comparable to current services. xBar7 filed for a grant to install a tower, which will be 30 feet tall and placed on Pflume hill. Repeaters may be strategically placed in the valley. Dead spots are not anticipated.

A member questioned if the storage area in the Upper Meadows would be moved and was advised the storage area would not be moved. Members were reminded to purchase a tag and register their items at the office for storage in the Upper Meadows, prior to moving any item to the storage area. Boats not claimed will be considered abandoned and may be acquired through a donation.

At 3:27, Cathy Sees motioned to adjourn the meeting. Kathy Broome seconded. All agreed.