



BPLA Board of Directors Meeting Agenda

May 16, 2024 6:30 pm

Mitchell Residence

Board Meeting Call to Order

The May meeting of the BPLA Board of directors was called to order by the president at 6:36 pm

Members Present

Tom Frey

Keith Gallie

Stefanie Merrell

Tom Mitchell

George Rehm

Michael Royals

Members Absent

John Eldred

Approval of the Minutes

Because of a lack of a quorum at the April meeting, the minutes for both the March and April meetings were approved.

Member Issues and Concerns

A member reported that he had spoken to a couple of horseback riders that were on his property and dragging a tree. They claimed that they could ride anywhere on the ranch they wanted. Since he recalled that this issue of access across properties was addressed in the document informally referred to as "Customs and Courtesies", he wondered where it was to be found and whether it is still relevant. Since this document has been filed with the County, the Board felt that further review of this document was warranted and will take this up at a future meeting.

Doug Gibbs communicated that he and his son Levi, had cut up a number of trees that had blown down on Christmas Tree Lane. Any members that want to collect this wood for firewood are welcome to do so.

Road Report - Doug Gibbs

BPLA Road Report – May 16, 2024

1) Equipment Summary

- a. Grader – Started annual maintenance
- b. Snow Plow Truck – Engine issue corrected. New fuel pump installed.

2) Work Completed

- a. Maintained various locations on:
 - i. BSRR
 - ii. Towhee Ridge
 - iii. Deer Valley
 - iv. Granite Ridge
 - v. Juniper Ridge
 - vi. Shadow Ridge
 - vii. Obenchain
 - viii. N Greyrock
- b. Road Base – Delivered and placed approximately 386 tons of material to various muddy locations throughout the Ranch.

3) Work Planned (mid Apr to mid May)

- a. Continue deliver and placement of remaining road base
- b. Complete annual grader maintenance
- c. Repair snow plow truck struts and tie rods
- d. Manufacture new shoes for the snow plow blade
- e. Plow snow as necessary

- f. Continue road maintenance as weather allows (vegetation trimming and culvert cleaning)
- g. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues

Regular Business

Reports of Officers

President

No report

Vice President

Would like to find a local agent to handle our insurance that is more responsive than the current agent in Denver.

Treasurer

Budget is on track. With 33% of the year gone, we have spent 16% of the budget. It is anticipated that we will go over in the fuel category but this was somewhat expected. There are 3 owners who have not yet paid their assessments. Tom is in contact with them.

Secretary

No report

Additional Reports of Standing Committees

ACC

May meeting minutes are attached.

ALCC

No report

Neighborhood Watch

No report

Old Business

Front Entrance Project

The steel has been erected and the rock work is scheduled to start the week of the 20th. The project is currently within budget. Doug was commended by the Board for his role as project manager and excellent communication in keeping the Board informed.

There have been concerns raised that the boulders that have been delivered, are too large and will not be esthetically fitting

to the project. Costs for having one or more of the boulders split or replaced would be in the range of \$1250 - \$3500. The Board voted to use the boulders as they are.

Replacement of Road Signs

Based on the results of the recent informal straw poll send to all members, brown was favored over green by more than 2 to 1 for the color of new road signs. Therefore, the Board voted unanimously move ahead with having the County produce the new road signs in brown. Since the material used in the current road signs was a test and did not perform well, the new signs will be provided at no cost to the Ranch. Hopefully these will be ready by the end of the summer

Document Repository Solutions

Tom Mitchell and John Dettenwanger are continuing to research solutions to a document repository system. They are working with two main criteria that is that the system be easily searchable and relatively easy to use.

New Business

Plan for Summer BPLA member meeting

The Summer meeting will be held on Saturday June 22, 2024 at the Livermore Community Church.

There are several positions that will need to be filled including 3 positions on the Board.

Closing of Meeting

The meeting was adjourned at 8:42 pm.