



**Bonner Peak Landowner's Association
Summer Meeting
Livermore Community Church
June 22, 2024**

Meeting called to Order

The meeting was called to order by the President at 9:00 am

The Secretary reported that a quorum of members was present in person or by proxy. 24 Lots represented in person and 4 by proxy.

A motion was made and seconded to approve the minutes from the Winter meeting. The motion was passed by a unanimous show of hands

Introduction of members present

The members present introduced themselves, told where they lived and how long they had lived on the ranch

Member Concerns

A member brought up a concern regarding changes to the Governance Policies. In 2017 the Governance Policies were amended and language that amendments proposed by the Board be presented to the membership for discussion prior to implementation was eliminated. It was felt that this change was not presented to the membership and causes a lack of transparency between the Board and the membership.

It was suggested that this language be reinserted in the Governance Policies and the an organized Table of Contents be added.

It was proposed that the Board take this up as an agenda item in an upcoming meeting and discuss remedies with Art Abplanalp.

A member asked about the bill that we had gotten from Century Link for repairs to our phone line that was cut by the road crew. The Board has disputed that bill as the lines were not installed properly and should not have been within reach of the road grader. After the last communication from Century Link saying they would get back to us, we have not heard anything for several months. We are hopeful that they have recognized their responsibility for the problem and



this will go away. However, the treasurer has set aside funds to cover this if it becomes necessary.

Reports of Officers and Standing Committees

President

His term is up and he expressed his appreciation for the support he has had from the community.

Vice President

No report

Secretary

The latest Membership directory is on the Ranch website. Please check for errors or additions.

Treasurer

Operating Budget

Basically we are on track with the budget. Snowplow repairs have been more than budgeted and office expense and Taxes are a little over but overall there is no concern as these are easily covered in the operational contingency funding. At this point it is projected that there may be a slight surplus for the year

Reserve Account

The General Reserve (\$5000) is fully funded

The Storm Reserve (\$6000.) is fully funded

The Equipment Reserve (\$100,000) is 42.8% funded. We are slightly ahead of schedule in fully funding our Reserve Funds.

New Front Entrance

The Front Entrance project construction budget is on target. Because of the vandalism that has occurred and possible mitigations to preventing future occurrences along with some Front Entrance special assessments being in arrears, there is a possibility there could be some cash flow issues for this project. In the short term, we may have to borrow from the reserve account but this would be paid back when the delinquent assessments are collected.

Architectural Control Committee (ACC)

Committee is working well there are no issues to report.

Animal Livestock Control Committee (ALCC)

No Report

Neighborhood Crime Watch



New Front Entrance was vandalized and 2 “N’s” were stolen. No suspects.

Road Report

BPLA 2024 Summer Meeting – 6 Month Road Report

1) Resource Update

- a. Road Crew
 - i. Current members – Joel Meeter, Bill See, Tracy Kastle, Doug Gibbs
 - ii. Potential member (mechanic work only) – Jim Garofalo (Board decision pending)
- b. Road Grader – 1981 John Deere
 - i. Changed hydraulic oil, engine oil and filters, and air filter
 - ii. Completed lubrication on all grease fittings
 - iii. Replaced two blown hydraulic hoses
 - iv. No major repairs planned. Current plan is to keep for an additional 7 to 8 years. Main issue with maintaining is finding parts for a 43 year old grader.
 - v. Plan to complete steam cleaning and change cutting edges in the summer / fall
- c. Truck/Snow Plow – 2008 Ford F350
 - i. Diagnosed and replaced fuel pump – off Ranch repair
 - ii. Replaced main computer – Jim G
 - iii. Plan to complete the most critical items from the following list this summer/fall – Jim G if possible
 - 1. Service differentials
 - 2. Replace U joints
 - 3. Replace stabilizer bars
 - 4. Replace tie-rod ends
 - 5. Complete alignment
 - 6. Replace brake pads
 - 7. Flush brake system
 - 8. Flush cooling system

2) Work Completed (last 6 months)

- a. 2024 Road Base delivery summary - Purchased, delivered, and placed 472 tons. We paid \$115/hr for low country trucking, \$140/hr for high country trucking, and \$25/ton for materials. Material was placed on portions of all roads except Red Bear.
- b. Placed additional clean rock in the Dumpster / Package Palace area
- c. Selectively removed vegetation along BSRR and Obenchain



- d. Continued annual culvert inspection and cleaning - There are approximately 80 "Ranch owned" culverts that cross under our roads. As a reminder it is each individual property owner's responsibility to clean, maintain, and delineate their driveway culvert ends.
- e. Removed temporary snow fences at BSRR/Oppawsky driveway intersection and on BSRR immediately north of the front gate/cattle guard

3) 2024 Plan (next 6 months)

- a. Continue with the "Original Plan" (which is to cover all roads at least one time with road base material once every 8 years). Complete 2024 road base material placement (approx. \$9.5k) at various locations along Deer Valley, Towhee Ridge, Obenchain, and BSRR.
- b. Maintain Ranch equipment: grader, snow plow truck, fuel tanks, front cattle guard, culverts, T posts, front entrance sign, all other signage, lighting, Package Palace, and dumpster/mail box areas
- c. Continue Road Crew member training so that the Crew can continue to provide safe equipment operation and maintenance, ensure our equipment lasts as long as possible, ensure our road base investment stays on the roads
- d. Selectively clear encroaching vegetation to provide safe and passable roads for residents, guests, contractors and emergency response vehicles
- e. Continue BPLA owned culvert inspection and cleaning
- f. Repair and re-install temporary snow fences (October)
- g. Monitor roads for muddy / icy areas, significant washboards, any other maintenance / safety issues

4) Friendly Reminders

- a. As a maximum, drive 25 mph
- b. Slow down to a crawl when passing people on / near the roads who are riding horses, walking, running, riding bikes, walking dogs, working
- c. Washboard prevention - Put your vehicle into 4wd when crossing the cattle guard and driving onto the Ranch. This does help prevent washboards and therefore lowers our maintenance costs. Washboards are mainly caused in general by driving too fast, accelerating on corners going uphill, and/or decelerating too quickly on the downhill.
- d. Check, clean, and delineate your driveway culvert before the first snow storm
- e. Purchase winter tires and put them on in October
- f. Winter Access - When a large storm is predicted and you need to get off the Ranch either during or immediately after the storm, park at the end of your driveway.



- g. If you get stuck on the Ranch roads during a storm, leave the keys in the vehicle so that the Road Crew can access and potentially move your vehicle during/after plowing.

Front Entrance Project

Front Entrance is on schedule. Waiting to hear back from The Rock Garden as to when they can move the boulders into position. As noted earlier, final completion may be delayed because of vandalism and remedies to try to prevent future occurrences.

Election of Officers

Board of Directors

There are 4 members of the Board whose terms are expiring. Tom Frey, Stefanie Merrell, George Rehm and Michael Royals.

The following were nominated and seconded to be elected to the Board. Art Abplanalp, Linda Eldred, Michael Royals and Henry Vancil.

There was concern expressed about have a husband and wife both serving on the Board at the same time, i.e. two votes for one lot. This is not prohibited in the By-Laws. A motion was made and seconded to allow having two owners of one lot to serve concurrently on the Board. This motion was passed.

A motion was made and seconded to elect the 4 nominees to the Board and this motion was passed.

ACC

Della Garelle and Ben Merrell were both elected to serve another term on the ACC.

Front Entrance Security

With the most recent vandalism and some other issues at the front entrance, it was suggested that installing security cameras might be appropriate. After some discussion it was decided by a straw vote that the Board be directed to explore this option.

Miscellaneous



There will be an online auction for Pagliot's estate. There will be extra traffic on the Ranch when bidders come to pick up items. Road crew will help with traffic flow. Dates have not yet been set.

Ranch Picnic

The annual Ranch picnic will be held at the home of Holly and Eddie Taylor on September 21, 2024. Star Barbecue (Diane Watkins and Bill Moore) is taking orders for either beef or pork barbecue

The meeting was adjourned at 12:08 pm