



## BPLA BOARD OF DIRECTORS MEETING MINUTES

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July 18, 2024; 6:30 p.m.

Royals' Residence

1. CALL TO ORDER - The meeting was called to order at 18:32 by the President.

a) Board members present (position, duration of position as of June '24):

- Henry Vancil (President, 2 years)
- Keith Gallie (Vice President, 1 year)
- Michael Royals (Secretary, 2 years)
- Linda Eldred (Back-up Secretary, 2 years)
- Tom Mitchell (Treasurer, 1 year)
- John Eldred (Back-up Treasurer, 1 year)

Board Members absent:

- TBD (At-Large, 2 years)

Landowners present:

- Scott Ellis

b) The May 2024 Board Meeting Minutes were approved

c) A motion was made to formalize Board positions as assigned immediately after the June Member's Meeting. The motion passed with all in favor. Board members and assigned titles are indicated above. The At-Large position is still open.

2. MEMBER ISSUES AND CONCERNS

The owners of Lot 60, located between the Griego and Abplanalp/France lots on Obenchain Rd., received a *Courtesy Notice of Noxious Weeds on Your Property* from Larimer County, with the notice stating the landowners were **required by law to control the listed weeds**.

This issue should be of considerable concern to landowners for several reasons:

- a) We are all stewards of the ranch, and weed management is part of this stewardship.

- b) The Colorado Noxious Weeds act gives local governments substantial enforcement power to compel landowners to control listed weeds.

Scott Ellis, our resident professional botanist, was present to hear and discuss issues related to ranch weed management. After the meeting Scott went through the Larimer County noxious weed list and informed that:

- 1) Bonner Peak Ranch currently has no List A species that require eradication.
- 2) Bonner Peak Ranch does have significant infestations of certain List B species that per the Larimer County Noxious Weed Management Plan requires *containment and suppression*: Bull thistle, Canada thistle, Musk thistle, Dalmatian toadflax, diffuse knapweed, Hounds tongue, and Leafy Spurge.

Scott volunteered to have a “reasonableness of control” discussion with the county then report the same back to the Board. Additionally, Scott reminded the Board he is willing to serve as a weed control identification resource for landowners – contact him to arrange.

### 3. ROAD REPORT

- 1) Equipment Summary
  - a. Grader – No changes
  - b. Snowplow Truck – No changes
- 2) Work Completed (last 30 days)
  - a. Maintained various locations on BSRR and Deer Valley
  - b. Road Base – Delivered and placed approximately 168 tons of material to various locations on Deer Valley, Towhee Ridge and BSRR
  - c. Fence re-install – At the Front Entrance Project
- 3) Work Planned (mid-July to mid Aug)
  - a. Complete annual grader maintenance
  - b. Replace snowplow truck struts and tie rods prior to start of snow plowing season (Jim G)
  - c. Manufacture and install new shoes for the snowplow blade (Jim G)
  - d. Continue road maintenance as weather allows (trim vegetation and clean culverts)
  - e. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues

- 4) A motion was made to approve, subject to annual renewal, to engage Jim Garofalo as a contract employee to support various repair/maintenance activities, and to authorize a catch-up payment for repair/maintenance activities recently performed. The motion passed with all in favor.

#### 4. REGULAR BUSINESS

##### a) Reports of Officers:

- President - none
- Vice President - none
- Treasurer – highlights follow. See attached financials for detailed accounting.
  - 49% of year completed with 50% of budget spent
  - 94% of annual assessments collected with five lots yet to be collected (\$4,565.96 still outstanding)
  - Reserve balance \$53,992.26

Reserve Allocations	Target	Amount Funded	% Funded
General Reserve	\$5,000	\$5,000	100%
Storm Reserve	\$5,000	\$5,000	100%
Equipment Reserve	\$100,000	\$42,922.26	43%
<b>Total</b>	<b>\$111,000</b>	<b>\$53,922.26</b>	<b>49%</b>

- Secretary - none
- Additional Reports of Standing Committees:
  - ACC – see attached June ACC minutes
  - ALCC - none
  - Neighborhood Crime Watch – none

#### 5. OLD BUSINESS

##### a) Front Entrance update

- The Board would like to formally thank Bob Dabkowski for his volunteer work on the front entrance sign. Bob used his own equipment for excavation and bolder placement. This spirit of community participation is much appreciated.
- A motion was made to use Ranch resources to repair vandalism to the front-entrance sign. The motion passed with all in favor. The stolen

letters will be replaced, and a metal plate placed over the entire west face of the sign.

- As designed the color of the lettering was to match that of the capstone. A concern was communicated to the Board that the color of the existing lettering did not match, and that better color-matched letters be made, powder-coated, and installed as part of the original contract. After review of *how* the color specification was communicated to the contractor and metal fabricator (a series of photographs of the capstone, the color range of which included the current sign color) it was decided the color change was not enforceable per the contract, thus the existing sign lettering will remain as is.
- To minimize remaining construction expenses a motion was made to use ranch-based volunteers and road crew labor to complete the 3-rail fence per the approved design. The motion passed with all in favor.
- Light fabrication and installation to be completed by mid-August.

b) Governing documents review – topic deferred until the August meeting.

c) Document archive update – After review, Tom Mitchell has proposed an email-based document archive for Ranch records. A trial account (within BPLA’s current email system) will be established and evaluated.

## 6. NEW BUSINESS

a) Paglioti auction dates and traffic control

Pickup for the Paglioti estate auction is Sunday July 21<sup>st</sup>. The Board approved a small stipend for a (TBD) ranch resident to help with traffic control at the base of the Paglioti driveway during the pickup window.

b) Front Entrance Camera

A range of technical solutions for a front entrance security camera have been proposed. These will be compiled and presented to the Board and BPLA membership by mid-August.

c) Invasive weed control along roadways – See weed control issues under Member Issues and Concerns, above.

Next Board meeting – August 15<sup>th</sup>, Mitchell residence

21:35 – the Board meeting was adjourned.