



BPLA BOARD OF DIRECTORS MEETING MINUTES

August 15th, 2024; 6:30 p.m.
Mitchell Residence

CALL TO ORDER - The meeting was called to order at 18:45 by the President.

a) Board members present:

- Henry Vancil (President)
- Michael Royals (Secretary)
- Linda Eldred (Assistant Secretary)
- Tom Mitchell (Treasurer)
- John Eldred (Assistant Treasurer)

b) Board Members absent:

- Keith Gallie (Vice President)

c) Landowners present:

- Doug Gibbs

1. The July 2024 Board Meeting Minutes (amended) were approved

2. MEMBER ISSUES AND CONCERNS

Henry Vancil proposed that Board-approved Special assessments be limited to 20% of a given year's Annual assessment. This to limit the extent of unplanned Common Expenses (as defined in Article I, § 2 of BPLA Covenants). Special assessments exceeding this 20% figure would be allowable, but only after an Owner vote achieves 67% in the affirmative.

The Board welcomes Owner comments on this issue.

3. ROAD REPORT

3.1. Equipment Summary

- a) Grader – No changes
- b) Snow Plow Truck – No changes

3.2. Work Completed (last 30 days)

- a) Maintained various locations on BSRR
- b) Trim vegetation near dumpsters

3.3. Work Planned (mid Aug to mid Sep)

- 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. REGULAR BUSINESS

4.1. Reports of Officers:

- President - none
- Vice President - none
- Treasurer – highlights follow. See attached financials for detailed accounting.
 - 61.8% of the budget has been spent with 57.9% of the year completed.
 - A motion was made to place a lien on the property of delinquent landowners to recover outstanding annual assessment (\$4,625.) and special assessment \$2,170. The motion passed with all in favor.
- Secretary - none
- Additional Reports of Standing Committees:
 - ACC – see attached August ACC minutes
 - ALCC - none
 - Neighborhood Crime Watch – none

5. OLD BUSINESS

- 5.1. Front Entrance update - A motion was made to install a security camera system at the entrance to Bonner Peak Ranch. HV, MR, LE and JE approved, while TM abstained, citing the need for additional landowner feedback before he was comfortable voting in the affirmative. In particular, he would like landowners to weigh in on the on-premise versus cloud-based storage/retrieval choice.

- i. Members are reminded that this issue was discussed at the Summer Member’s Meeting, and all but one attendee was in favor of exploring security camera options.
- ii. In response to a variety of concerns, the current consensus proposal is for camera-acquired data to be sent to a local storage unit sited in the package box. Data will not be transmitted via a cellular signal, nor stored in any cloud-based server. On a rolling basis, data from the most recent 30 days will be stored, with data older than 30 days deleted.
- iii. Review of stored data could occur in two instances:
 - a) Personal Safety - To capture video, in the event an individual is the subject of harm or crime, that provides information or evidence of what occurred and who is responsible, and thereby deter crimes or harmful conduct toward individuals.
 - b) Property loss or damage - To capture video, in the case of lost, stolen or damaged property, that provides information or evidence of what occurred and who is responsible, and thereby deter property crimes or violations.

6. Invasive weed control along roadways

Scott Ellis had a call with Emily Yannarella, Larimer County Weed District, to discuss the Ranch weed situation. He explained that Bonner Peak Ranch was formerly a homesteaded ranch that had been grazed extensively for more than 100 years, and there are infestations of several List B weed species on nearly every parcel. When asked whether an exemption from the weed law based on the inability to reasonably control weeds over a large acreage might be available, she answered “no”, and that it is up to the individual landowner to control listed weeds on his/her property. Emily strongly supported the concept of BPLA developing an HOA Weed Control Policy that would be restricted to controlling listed weeds along Ranch roads that are continuously maintained.

Bonner Peak Ranch is currently outside the county weed control district (NW corner of district in green). Joining the Weed District would require an



application and approval from the County Commissioners. If approved individual landowners would then be subject to a weed tax (0.143 mill levy), and likely result in more weed control enforcement. An upside of participation is the Weed District can provide herbicides that are proven to be the most effective with the least environmental impact, and landowners can receive reimbursements for spraying and mowing up to \$1,000.

Subsequent to this call, Scott drove all roads on the ranch looking for B-List weeds. He estimates there is an aggregate of 1-2 miles of road over the entire Ranch where *spot* control efforts next to the road might be needed. For a better sense of area, treating 10 feet continuously on either side of a roadway translates into 2 ½ acre per treated mile.

Scott's assessment is given the relatively small scale of the problem, he suggests we could handle most of it via consultation with individual landowners, followed by spot spraying by a properly trained person if then required.

The goal of proactively developing a ranch-wide plan is: 1) foster better stewardship of the land; and 2) to offer landowners some element of defense should county weed enforcement efforts increase.

7. NEW BUSINESS – none

Next Board meeting – September 26th, Eldred residence

20:30 – the Board meeting was adjourned.