



BPLA BOARD OF DIRECTORS MEETING MINUTES

September 26th, 2024; 6:30 p.m.
Eldred Residence

CALL TO ORDER - The meeting was called to order by the President at 18:37.

a) Board members present:

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

b) Board Members absent: none

c) Landowner's present: none

1. The August 2024 Board Meeting Minutes were approved

2. MEMBER COMMUNICATIONS AND CONCERNS

- Linda Eldred noted the sign to the east of the ranch entrance advertising the (former) Frey residence needs to come down
- A big thank you to the Taylor's, Star Bar-B-Q, and all those that pulled together the annual Ranch picnic on September 21st.

3. ROAD REPORT

Assigned routine snowplow rotation is as follow : Oct -Bill; Nov – Joel; Dec – Tracy; Jan – Bill; Feb – Joel; Mar – Doug; Apr – Tracy; May - Doug

4. REGULAR BUSINESS

4.1. Reports of Officers:

- President - none
- Vice President – alerted that as of September 19th, D&O insurance underwriter changed to IHG. Exact policy changes TBD.
- Treasurer – highlights follow. See appendices for Note from Treasurer and financials for detailed accounting.

- 66% of year completed with 70% of budget spent
- Received Insurance Bill 3 of 4. 2024 insurance costs coming in 7-14% higher than last year. This was anticipated in the budget and expect the same for next year.
- Motion to file liens to recover outstanding 2023/2024 assessments and associated attorney fees passed with all in favor.
- Continued Board discussions related to end of year cash flow, unpaid assessment impact, and goals for 2025 assessments. Proposed 2025 budget to be finalized at November Board meeting.
- Secretary - none
- Additional Reports of Standing Committees:
 - ACC – see attached September ACC minutes
 - ALCC - none
 - Neighborhood Crime Watch – none

5. OLD BUSINESS

5.1. Front Entrance update

5.1.1. A motion was made to proceed with a security camera installation at “best possible speed”. As part of the motion, the board pre-authorized the use of reserve funds to cover security system expenses at the discretion of the treasurer since funding was not included in the 2024 budget. HV, MR, LE, JE, TM were in favor, while KG voted against. The motion passed and system implementation will begin.

- i. Data to be sent to a secure storage unit sited in the package box. Data will not be transmitted via a cellular signal, nor stored in any cloud-based server. The system will be configured to store a rolling 30 days of information, with data older than 30 days automatically deleted.
- ii. Board members will be authorized to access images in two instances:
 - a) In the case of Personal Safety - When footage is requested by law enforcement to investigate threats or harmful conduct toward individuals.
 - b) In the case of Property loss or Damage - To obtain footage or evidence of what occurred.

5.1.2. A motion was made to more closely match lettering powder coat coloring to better match base capstone. HV, MR, JE, KG were opposed, LE in favor, and TM abstained . The motion failed and letters with original color will be reinstalled.

5.1.3. Lighting is in the final stages of production. All steel components are fabricated and welded, and the fixture is being chemically rusted to match the existing metal components. Copper for the three shades, in the cut queue for the past three weeks at Metal Distributors and was finally received Oct 2nd. Shade fabrication is underway.

5.1.4. Goal is to have the entrance sign fully functioning; lights, letters, backing plate, camera, action, by Halloween.

5.1.5. For a more entertaining version of this Section 5, see Appendix 2 from Tom, our resident prosateur and Treasurer.

Old Business tabled to future meetings:

- Development of HOA Weed Control Policy
- 20% annual assessment cap

6. NEW BUSINESS – none

Next Board meeting – October 15th, Vancil residence

21:30 – the Board meeting was adjourned.

Appendix 1

Treasurer Community Update

BPLA Landowners,

This message is to inform you of a developing BPLA-wide financial issue, and our mitigation plan approved by the BPLA Board of Directors. The intention is to foster full transparency as some atypical actions will be taking place and we do not want anyone to be caught by surprise.

Executive Summary: BPLA has an emerging cashflow issue due to unpaid assessments of \$6.8K. Normal collection efforts have failed, so we are moving to more authoritative actions. In the meantime, a plan to address the shortfall without tapping reserve has been created and approved by the Board, inspiring the sun to rise again and birds to sing from their trees. If “problem solved” is all you need to know, you can stop here. Otherwise, read on...

The Issue: The fundamental issue is unpaid assessments. We have five lots that are delinquent in both their 2024 Annual assessment and their 2023 Special Assessment for the Entry Gate Replacement Project.

As of August 31st, 2024, the delinquency amount totaled \$4,625.65 for the annual assessment and \$2184.90 for the special assessment. The missing \$4.6K creates a cash flow problem for our 2024 end game. Further, it is aggravated by the reality that we must spend unplanned capitol to facilitate collection which makes the cash flow issue even more acute.

Our projected operational shortfall is just over \$3.4K based on the following:

Operational Modeling (assume unpaid assmts, lien & Gov Fix)

2024 Cash Received	\$68,969.72	Inc xtra misc/finance
Spend as of Aug 31	\$51,160.40	
Operational Balance	\$17,809.32	
Proj Remaining Spend	\$21,245.18	Inc Op, xtra Legal
Operational SHORTFALL	(\$3,435.85)	

The extra legal cost to chase after the missing payments is included in the projected spend.

Covering the above shortfall could be addressed by dipping into reserve, but we have an alternative plan to tap other underutilized capitol allowing us to remain fiscally solvent.

The Plan: Address both the chasing as well as the cash deficit.

1. We will initiate a lien against the properties for the unpaid assessments. We will be working with our legal counsel to get this done. Cost quoted at \$980 total for the five lots and is billable to the property owner. BPLA covers expense in the interim.
2. We will work with our legal counsel to get our governance procedures CCIOA & HB compliant. Our state legislators have made it much more complicated to successfully

place a lien or levy a penalty. Our current governance does not enable a legal lien to be placed and needs to be fixed. We have gotten a quote of \$500 to provide the necessary consulting and legal support.

3. We will address the financial shortfall with two key financial moves:

- Last year, we set aside \$3401.62 in a liability account as we had dispute with CenturyLink for repair of a damaged phone line. We vigorously disputed our culpability and long passed the deadlines for further collection activity. The board now feels the likelihood of seeing this issue rise from the dead as extremely low and has authorized it to be better utilized addressing the current 2024 shortfall.
- The Entry Gate project is projected to finish with a surplus. The projected surplus is \$3131.68 BUT if we back out the unpaid assessments, that drops to \$946.78. This surplus was originally tagged to be added to reserve, but given our problem, the Board as agreed to divert to bolster our operational solvency.

The \$3.4K Liability diversion and ~\$1K Entry Gate surplus allows the 2024 plan to show a \$912.55 buffer.

4. With the operational budget stabilized, we will move the accounts receivable to a favorable liability account. This will allow our financial books to track this change in plan. Given we have addressed the shortfall with other operational moves, reconciliation payment to this liability account will be a true windfall to the association. It could be channeled to reserve (boring), diverted to fund the Bonner Peak Pool (modest above ground), or applied to other, high yield investments.
5. For 2025, the plan will be to bill these lots nominally. If they end up delinquent, they will be blended into the established lien, and we will need another shortfall resolution. Don't we have some abandoned mines? Riches could be a shovel away.

Questions, feel free to ask,

Tom Mitchell, Treasurer
Bonner Peak Landowners' Association

Appendix 2

Treasurer Front Entrance Update

To Fellow Landowners:

Letters appearing and disappearing...metal plates popping up...the Board has been encouraged to provide an update on the Entry Gate Project since mysterious things have been going on.

First off, we wanted to assure the Landowners that it is close to being completed. Folks can see the superstructure in place, landscaping and fencing is in place. The engineering inspection/report has been completed and **only a few activities are left to be completed before we close the project:**

1. Lighting: Because the contract lighting solution deviated significantly from the approved design, the Board approved bringing the final lighting implementation in house with Michael Royals taking the lead. He has been crafting a custom fixture with associated lighting electronics that is expected to be ready and installed shortly.

Final light shade work is in progress along with treating the steel structure with a magic "corrosion accelerant" to finalize the finish.



2. Letters: The purloined "N"s have been replaced and are in storage with the other letters. They are ready for remounting.

It should be noted that there has been ongoing discussion around the hue of the letters as originally delivered. The design intent was to match the capstone color, and a concern was expressed that a better match could be made. Reviewed at the July Director meeting the Board observed that the face color was variegated making a precise match problematic. The delivered hue was believed to be present in the color spectrum of the base, hence, as good as any of possible choices. The Board decision was to stay with the mounted letters as delivered.

3. Security, Part 1: A back cover will be affixed to preclude easy access to the letter mounting bolts. There is sequencing in play - lighting needs to be active before letters are replaced. Letters precede blocking plate. The expectation is the back will corrode, matching the finish of the overall structure.
4. Final inspection: Expectation is the lighting will be finalized in the second half of October. Immediately there after the letters will be refitted, and the back plate

installed. We will reengage Empire for final inspection and declare completion of Entry Sign. Perhaps some sort of gathering may be in order to christen the structure and bestow good fortune to all who live within its realm.

5. Cost update: Prognosis today is that the sign will be under the approved spending limit. A full reconciliation will be presented at the Winter Meeting.
6. Security, Part 2: In addition to a totem of protection that would curse any future vandalizing evil doer, plans are under development for camera surveillance at the front entrance. Henry and Michael are leading out with the base plan that adds a camera at the Entry Sign, implement line of site wireless communication to the Package Palace where a receiver & data storage device will be stationed. Logistics, access protocol, technical implementations are being developed and a more formal Landowner update will be forthcoming soon

Questions and comments encouraged, feel free to email a response or consult with any board member.