



BPLA BOARD OF DIRECTORS MEETING MINUTES

October 15th, 2024; 6:51 p.m.
Vancil Residence

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

a) Board members present:

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

b) Board Members absent:

- Michael Royals (Secretary)
- John Eldred (Assistant Treasurer)

c) Landowner's present:

- Doug Gibbs
- Donna Bathory
- Paul Jensen

1. The September 2024 Board Meeting Minutes were approved

2. MEMBER COMMUNICATIONS AND CONCERNS

- Donna asked when the Board needed to seek landowner permission to spend money.
 - In general, the Board is granted this permission during the annual budget approval process that takes place at the Winter Meeting. This issue is addressed to various degrees across the three BPLA governance documents: *BY-LAWS OF BONNER PEAK LANDOWNERS' ASSOCIATION "By-Laws"*; *BPLA Administrative Operating Procedures*; and *AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BONNER PEAK LANDOWNERS' ASSOCIATION*, dated February 8th, 2005, "Covenants". In collective summary, the Board has the authority to collect and distribute budgeted member-approved assessments as *necessary and reasonable to carry out the*

governing and operation of the Association. Per-lot assessments for a given year are calculated by summing anticipated *Common Expenses* and *Reserve Funding Requirements*, and dividing by 82, the number of Lots that comprise the Ranch. This includes *enter(ing) into contracts for services, insurance, and to purchase assets both personal and real for the benefit of members*; and use of Reserve capital as described in the BPLA Administrative Operating Procedures.

- Paul Jensen once again appealed to the Board to consider changing the color of the entrance sign lettering to better reflect his designer-vision; one that better matches the capstone color.
 - Henry made a motion that the letter color choice be determined via solicitation of landowner input, and at no additional cost to the BPLA. The motion passed with HV, LE, and TM in favor, and KG against.
 - The outcome of this appeal was a *letter color vote* presented to members. Results were 15 votes “for” the color change, and 9 votes for the color to remain “as is”.

3. ROAD REPORT

- i. Equipment Summary
 - a. Grader – No changes
 - b. Snowplow Truck – Front end repairs underway. To be completed next week.
- ii. Work Completed (last 30 days)
 - a. Maintained various locations on Obenchain, Shadow Ridge, BSRR, N Greyrock, and Granite Ridge
- iii. Work Planned (mid Oct to mid Nov)
 - a. Complete annual grader maintenance
 - b. Complete snowplow truck front end repairs (Jim G)
 - c. Manufacture and install new shoes for the snowplow blade (Jim G)
 - d. Prepare snowplow truck for winter operations
 - e. Order gas for winter snow plowing
 - f. Re-install snow fences at key drifting locations
 - g. Continue road maintenance as weather allows (trim vegetation and clean culverts)

- h. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues
- iv. Doug gave a “continuing education” talk to Board titled *BPLA - Road Crew Background and Gravel Road Maintenance Basics October 2024*. Our roads are one of BPLAs most valuable assets, and the Board would like to extend our gratitude to Doug, Joel, Bill, and Tracy for their continual willingness to maintain and improve this Ranch infrastructure.

4. REGULAR BUSINESS

4.1. Reports of Officers:

- President - none
- Vice President – none
- Treasurer – YtD and anticipated EoY spends reviewed. No surprise in September spend. Liens put in place for lots with unpaid assessments.
- Secretary - none
- Additional Reports of Standing Committees:
 - ACC – no October meeting as no approvals submitted
 - ALCC - none
 - Neighborhood Crime Watch – Vehicle with WY plates observed trespassing on the ranch and dumping multiple bags of trash into dumpsters. Sorting out who should and should not be on Bonner Peak Ranch roads is **greatly assisted** by window stickers. Please use this tool. Stickers can be sourced by contacting the BPLA Secretary, Michael Royals.

5. OLD BUSINESS

5.1. Front Entrance update

5.1.1. Lighting installed and on/off under control of photocell. Lighting *intensity* is consistent with the Ranch’s dark sky ethos. Several owners have suggested that with the contrast between sign and mailbox lighting, that the mailbox bulb be less intense, and/or the color be changed to a warmer one more in line with the entrance sign.

5.2. Concept of *Special Assessment Cap* to be on the Winter Landowner’s Meeting agenda. Expect a presentation and discussion.

5.3. To be compliant with evolving Colorado Common Interest Ownership Act “CCIOA”, the state-level governance for HOAs, BPLA governance

documents need updating. Current Board assignment is to compare templates provided by BPLA's HOA attorney to existing documents, then draft new ones. If this project seems particularly compelling and you would like to do some of the lifting, please contact a Board member to discuss participation.

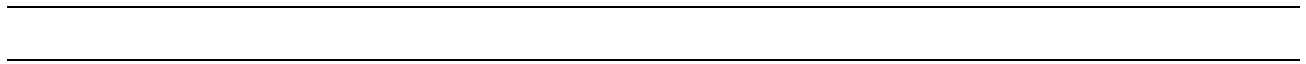
5.4. Old Business tabled to future meetings:

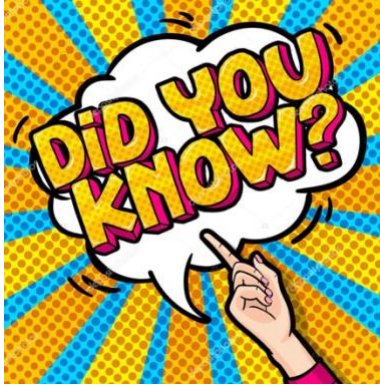
- Development of HOA Weed Control Policy

6. NEW BUSINESS – none

Next Board meeting – Nov 14th, Gallie residence

21:02 – the Board meeting was adjourned.





...*Cardboard*

That the community and environmental benefits of recycling cardboard are so compelling that for eleven years now it has been illegal to throw cardboard in the trash in Fort Collins?

That every week Bonner Peak residents place about 300 pounds of cardboard boxes (15,600 pounds/year) into our dumpsters? At nine cubic yards per ton our cardboard occupies the volume of two F-250 pickup trucks at the landfill each year.

That recycling *just* our cardboard each year would:

- Save 3,120 kWh of energy; enough electricity to power four of our homes for a year.
- Save 5,600 gallons of water
- Extend the life of our landfill and help manage our trash disposal costs

Recycling Locations:

- Larimer County Landfill - 5887 S. Taft Hill Rd.
- Timberline Recycling Center - 1903 S. Timberline Rd.