



BPLA BOARD OF DIRECTORS MEETING MINUTES

January 23rd, 2025; 6:30 p.m.
Royals Residence

CALL TO ORDER - The meeting was called to order by the President at 18:36

a) Board members present:

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

b) Board Members absent:

- Donna Bathory (At Large)

c) Landowner's present: none

1. The November 2024 Board Meeting Minutes were approved

2. MEMBER COMMUNICATIONS AND CONCERNS - none

3. ROAD REPORT

- i. Equipment Summary
 - a. Grader – Radiator repair completed
 - b. Snowplow Truck – No changes
- ii. Work Completed (last 30 days)
 - a. Plowed snow for two smaller storms
- iii. Work Planned (mid Jan to mid Feb)
 - a. Plow snow when required (Bill – Jan, Joel - Feb)
 - b. Continue road maintenance as weather allows
 - c. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues
 - d. Start planning for 2025 road base placement

4. REGULAR BUSINESS

4.1. Reports of Officers:

- President – Henry updated on pre-implementation planning for electronic gate:
 - a) Modify existing gate with actuator and electronics rather than install new one
 - b) Target per/lot project cost \$70-\$100
 - c) Continue communication with landowners as planning proceeds, with goal to solicit community vote at Summer meeting.
- Vice President – Keith reported that current insurance for snowplow is \$2,000 annually. He suggested and the Board supported getting alternative quotes.
- Treasurer –
 - a) EOY Operations budgeted \$4,027.22 favorable, driven largely by \$3K-\$4K in unrealized legal and entrance camera expenses. A motion was made and approved will all in favor to move the \$4027.22 into our 2025 Operational Spend as a hedge against these legal and surveillance expenses that were expected in 2024. This would forgo our traditional of putting favorable end of year windfall into reserves but keeps these delayed expenses from causing a 2025 operational headache. Any remaining balance will be swept into reserves.

2024 EOY Reserve standing:

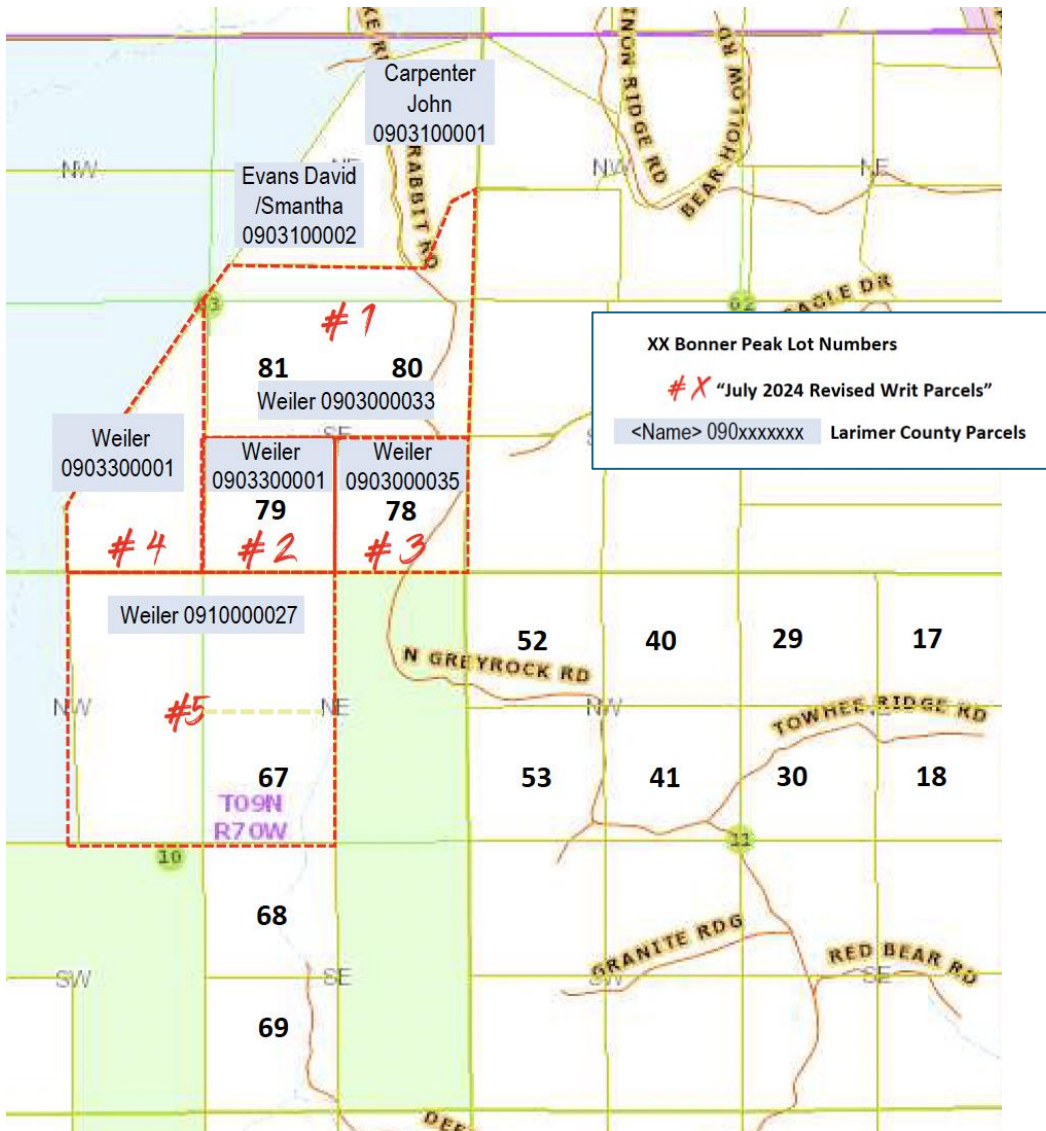
Reserve Allocations	Target	Amount	% Funded
General Reserve	\$5,000.00	\$5,000.00	100%
Storm Reserve	\$6,000.00	\$6,000.00	100%
Equipment Reserve	\$100,000.00	\$43,332.16	43%
Total	\$111,000.00	\$54,332.16	49%

- b) EOY accounts receivable closed at \$7,982.15; see implications and actions in Old Business, 5.1, below.
 - c) As of Board meeting data, 54% of assessments have been received.
- Secretary – Michael moved his Board position be reassigned to a second At Large position (term expiring Summer 2026), and that Lisa Mitchell assume interim Board Secretary position until Summer 2025 Member’s Meeting. This change was adopted with all in favor.

- Additional Reports of Standing Committees:
 - ACC – none
 - ALCC - none
 - Neighborhood Crime Watch – none

5. OLD BUSINESS

5.1. Collection/foreclosure/bankruptcy update:



- Writ parcel #5, which includes Bonner Peak lot 67, is being sold at sheriff's sale May 22nd.
- A stay against Writ parcel #2 is in place while in bankruptcy proceedings.
- Writ parcels #1, #3, and #4 were removed from bankruptcy stay and foreclosure may proceed.

d) BPLA, via our legal counsel, is ensuring our lien priority and the HOA inclusion of Lots 67, 78, 79, 80 and 81 are being clearly represented to the various parties.

5.2. Entrance camera update – Electricity was trenched into the Package Box. In the next few weeks expect a locking rack to appear in the back left corner. This rack will house the NVR (recording device) and switch.

6. NEW BUSINESS

6.1. Adoption of QuickBooks (QB)– After a cost/benefit analysis, Tom Mitchell recommended to the Board that we integrate QB as a treasury management tool. KG made a motion that QB be adopted, with all in favor.

6.2. New web hosting solution – The Board is looking into a webhosting solution with better technical support, email reliability and other tools such as integrated member voting and billing/payment solutions. A presentation is planned for the next Board meeting.

Next Board meeting – Feb 18th, Mitchell residence

21:41 – the Board meeting was adjourned.
