



BONNER PEAK LANDOWNERS SUMMER MEETING MINUTES

June 28, 2025, 9:00 AM

Livermore Community Church, 284 W County Road 74c, Livermore, CO 80536

Landowner Meeting Call to Order - The meeting was called to order by the President at 9:04 AM

Introduction of Members Present

Board members present: Henry Vancil, president, Keith Gallie, vice president, Tom Mitchell, treasurer, Lisa Mitchell secretary, John Eldred, assistant treasurer, Lynda Eldred, assistant secretary, Michael Royals, at large. Board member absent: Donna Bathory, at large.

25 Lots were represented in person, which were:

54,24,41,53,49,69,35,30,4,66,17,62,29,64,42,28,61,55,43,8,21,23,42,2,33

14 Lots were represented by proxy, which were:

50,11,45,13,59,63,57,58,25,36,18,40,52,51

In summary, a total of 39 lots were represented at the meeting out of the 82 lots in BPLA. Per Paragraph 7 of the BPLA Bylaws currently in effect, a quorum is reached if 1/4th of the votes entitled to be cast are represented (21 lots), thus a quorum was achieved.

Report of Officers, Boards, and Standing Committees

1. President's Report

Henry reported that we have had an eventful year, with the completion of the front entrance sign, vandalism of the sign before completion, installation of camera surveillance system on the sign, and big shortfalls in budget due to 5 lots non-payment of special assessment for sign, and 2024 and 2025 regular assessments, leading to liens. Henry also plans to start publishing a

newsletter to the ranch, to cover topics of interest, fire protection tips, etc.

2. Treasurer's Report

See attached slide set of the treasurer's report, and the detailed financial summary to date. Hi-lites were 46% of budget spent to date, on track, and \$5K of assessments from the 5 lots with liens for 2025 are still not paid, from the \$82K of assessments invoiced for this year. Our reserves are 49% funded from their \$111K target level. It was stated that the purpose of reserves is mostly to save landowners the cost of large surprise special assessments to replace capital equipment, such as our road grader, as well as emergency legal costs, and extreme snow storm removal costs.

The 5 lots with liens are under contract to be bought by the Smith's, who own lot 72 already, on June 30th. If this sale closes, we will get our liens paid off for the shortfalls from this year and the last 2 years.

The Smith's also had under contract buying lot 19 from the Klingenberg's, set to close now July 31 (updated since the meeting). If all these sales close the Smith's will own 7 BPLA lots.

Tom also reported that our website provider informed us they will cease operations at the end of 2025, so we are urgently looking into a new provider, of which Bluehost looks promising, with a similar cost to what we had from old provider. More investigation by the Board is needed.

Tom also issued reminders to save cost:

- Close dumpster lids (no over filling) to avoid fines, and others added to make sure latches are up to keep wind from blowing lids open, and to keep bears out.
- Go slow (25 mph) to save road maintenance costs, echoed by road crew. Plus, it is required for safety. Members added a reminder to please go even slower when passing walkers on our roads, to avoid dousing them with dust.

3. Secretary's Report

Welcome to all the new owners on Bonner Peak!

New owners on the Ranch in the last 6 months are:

- The Smith's bought lot 72 from the Thrall's on Obenchain
- The Camacho Medina's bought lot 8 from Valerie Glenn on Juniper Ridge
- The Traeger's bought lot 23 from the Duerkson's on Obenchain
- The Perricone's bought lot 46 from the Pagliotti Trust on Bonner Springs Ranch Road

Lisa will be sending a new public directory to the Bonner Peak Website with all these updates (some already there) the week of June 30th, for Carole Meeter to post. All new owners are encouraged to get BPLA stickers for their cars, so we know you are not trespassers. To get a sticker, call the secretary at 970-412-8348 or email bplasecretary42@gmail.com. Also please email the secretary if you have any changes to your contact info, mailing address, email, or phone number, or see errors in what is published in the Public Directory.

Summarizing ownership changes currently in process:

Weiler sale of 5 lots (67,78,79,80,81) to the Smith's, projected closing date July 31th.

Klingenberg, lot 19 to the Smith's, closing date was June 30th, reported closed now.

Adam's lot 2 for sale, but no word of a buyer yet

4. ACC Report

Tim Shafer reported it had been a fairly quiet year with small construction projects being approved, but that there had been issues with temporary signs that all require ACC approval. The ACC wants to change it's Rules and Guidelines Document to limit the number and size of temporary real estate signs allowed to insure they comply with current Larimer County

regulations. They also want to allow for the submission of ACC applications by email. Member comment at the meeting was to request ACC to check into updating their rules to take into account the latest CCIOA sign regulations, too, which were thought to concern owner's rights to put up political signs and flags, but otherwise, there were no objections voiced at the meeting to pursuing these changes.

There was confusion on the process specified by our Covenants needed to change the ACC Rules and Guidelines. Art clarified that Article IX, Section 1 of the Covenants states that Architectural Committee's Rules must be "approved by a vote of a majority of the votes entitled to be cast by members present in person or by proxy at an annual meeting or a special meeting called for such purpose at which a Quorum is present; and the rules and regulations have been distributed to all Owners." Therefore, since we were not prepared for this at the summer meeting, it was decided to defer approving a new version of the ACC Rules at the 2025 Winter Meeting. This will require the proposed new rules document distributed to all members via email at least 10 days prior to the Winter Landowner meeting, and then a quorum present at the Winter Meeting can vote on approving it.

5. **ALCC Report** – none. In absence of a committee report, note there is a vacancy on the ALCC, contact Diane France (970-227-6514) if interested, and for vaccination and identification requirements when new horses are brought onto the Ranch.
6. **Neighborhood Watch Report** – none, though it was noted we had some trespassing incidents in the past year. In absence of a report, from past years minutes: residents should contact Eddie Taylor or one of the Ranch resident Livermore Fire volunteers if they see a trespassing vehicle. Photographs of the vehicle and license plates should be taken if possible. It was recommended that residents make contact with the drivers of trespassing vehicles if they are comfortable doing so, and ask the trespasser to leave the Ranch.

Approval of Winter 2024 Landowner Meeting Minutes

A motion was made to approve the minutes of the 2024 winter meeting. The motion was seconded and with one abstention, all others present voted to approve the motion.

Road Report by Doug Gibbs

1) Resource Update

- a. Road Crew (Employees insured by the Ranch)
 - i. Current members – Joel Meeter, Bill See, Tracy Kastle, Doug Gibbs
 - ii. On-Ranch contract labor (mechanic work only) – Jim Garofalo
- b. Road Grader – 1981 John Deere
 - i. No major repairs planned. Current plan is to keep for an additional 7 to 8 years. Main issue with maintaining is finding parts for a 44-year-old grader.
 - ii. Completed annual pressure wash
 - iii. Completed oil change and oil/air filter changes
 - iv. New cutting edges installed
 - v. Radiator repaired
- c. Truck/Snow Plow – 2008 Ford F350 – No issues

2) General Work – Since Winter meeting (6 months)

- a. Very minor snowplowing required this winter
- b. 2024 road base purchase and delivery to date - 573 tons, 45 loads, \$21,555 for materials and trucking
- c. Purchased and installed four new culverts; three on BSRR, one on Deer Valley
- d. Continued Ranch owned culvert inspection and cleaning
- e. Removed selective encroaching vegetation along BSRR and Obenchain
- f. Removed and stored temporary snow fences

3) 2025 Work Plan - Next 6 months

- a. Continue with the “Original Plan” (circa late 1990’s?) – The Plan was/is to purchase and place material on all roads at least one time with road base material once every 8 years
- b. Maintain Ranch equipment – This includes the road grader, the snow plow truck, chain and trimmer saws, hand tools, fuel tanks, front

entrance cattle guard, Ranch owned culverts and associated marking T posts, front entrance sign and fencing, all other signage, lighting, and Package Palace / dumpster / mail box areas

- c. Continue Road Crew member training so that the Crew can continue to provide safe equipment operation and maintenance, ensure our equipment lasts as long as possible, and ensure our road base investment stays on the roads
- d. Selectively clear encroaching vegetation to provide safe and passable roads for residents, guests, contractors, and emergency response vehicles
- e. Continue ongoing inspecting, cleaning, and delineating of Ranch owned culverts
- f. Clean out underneath front entrance cattleguard
- g. Monitor roads for muddy / icy areas, significant washboards, any other maintenance / safety issues

4) Friendly Reminders

- a. Snow – BPLA’s Winter Snow Plowing Guide and Big Storm Operating Procedures are on the Bonner Peak Ranch web site. Please review and read.
- b. Vehicle Speeds - As a maximum, drive 25 mph. Slow down to a crawl when passing people who are riding horses, walking, running, riding bikes, walking dogs, or working
- c. Washboard prevention - Put your vehicle into 4wd when crossing the cattle guard (driving onto the Ranch). This significantly helps to prevent washboards and therefore lowers our maintenance costs. Washboards are mainly caused in general by driving too fast, accelerating on corners going uphill, and/or decelerating too quickly on the downhill.
- d. Your driveway culvert - Check, clean, and delineate with reflective markers before the first snow storm

Winter Access - When a large storm is predicted and you need to get off the Ranch either during or immediately after the storm, park at the end of your driveway. If you get stuck on the Ranch roads during a storm, leave the keys in the vehicle so that the Road Crew can access and potentially move your vehicle during / after plowing.

We all thank Doug Gibbs and the rest of the road crew for their service.

As an addendum, we also discussed the latest plans for CDOT for improving safety on Hwy 287, especially for turning off the highway into Bonner Peak. Bob Grimmer had received a memo from CDOT, stating improvement projects from our entrance to the Wyoming border are planned to start now, and complete in 2026 and 2027. There is some evidence surveying has occurred for the extra turnout lanes needed for our intersection.

Member Issues and Concerns

1. Julia Klein was not present to discuss the CSY class opportunity
2. Homeowners Insurance and Fire Danger

Diane Watkins and Bill Moore shared their experience of getting a letter from All State stating they must take fire mitigation measures or face losing their homeowners insurance. Since all of us at Bonner Peak could face this issue, they shared their experience.

There is a link Larimer County residents can go to get an in-person wildfire safety assessment on their home, to help meet home insurance requirements:

https://forms.larimer.gov/formdata/user_forms/74846_2296047/407754/page1.html?cachebust=410

Find the appropriate fire department, click on the link next to it, and someone will contact you to set up an appointment.

Diane and Bill got the safety assessment done, and then did extensive fire mitigation around their house, trimming or eliminating brush, and trimming trees near the home. Theirs was a happy ending, they were able to report their new status to the insurance company and keep their homeowner's insurance.

They presented a poster of All State insurance standards, which showed the guidelines for mitigation 30 feet from the home, and other standards for mitigation 100 feet from your home, for brush and tree spacing, location of wood piles, grass height, removal of dead brush, clearance around propane tank.

Diane and Bill also found a good cost-effective dumpster service in Black Widow disposal in Nunn, CO since they had so much clearing of brush to do.

3. Ranch Picnic: Eddie and Holly Taylor will be hosting the annual Ranch picnic at their residence, and proposed Sept 13th as the date. Some people requested the 20th. This picnic will be a potluck. Holly will get back to the secretary with more details, and a future memo from the board will confirm the date and other details.

New Business

1. New Operating Procedures

See the attached slides for the presentation given. All residents had received the mailing prior to the meeting with the new proposed procedures, which were motivated by our lawyer asking us to adopt his firm's "package" of Responsible Governance Policies, used for many HOA's, that would be the most cost-effective way for us to come into compliance with the latest state laws. With this procedure document, the lawyer would be able to guarantee protection if anyone challenged our ability to prosecute liens or enforce our covenants.

We noted that for the Boards Procedure document, we are collecting feedback on the document, required to publish and hear landowner comments, but that the landowners do not vote for adoption. After hearing feedback at an open Board Meeting, the board votes on adopting the new procedure.

We discussed landowner feedback received so far, plus additional comments at the meeting. One of the biggest concerns expressed was that the lawyers' package of policies mentioned rules for imposing fines for covenant violations, which Bonner Peak does not do. The Covenant and By-Laws never mention fines, and it has been an undocumented agreement that BPLA does not levy them. The fear was the adoption of these policies would be giving the Board the power to impose fines without a landowner vote to add it to the Covenants. The Board did not intend for the adoption of these policies to empower us to impose fines, nor did we intend to start. We planned no change in operations, other than if we ever did impose fines, we would have to abide by the policies in the lawyer's package, to ensure state law compliance. The Board will consider this point at our next meeting, and discuss this concern with the lawyer.

Next steps: The Board will discuss all the feedback at the next Board meeting, and formulate questions for the lawyer. We will produce a revised document to present to the landowners and the lawyer for further feedback, and then schedule a vote for approval at a future open Board meeting, after everyone has a chance to review and comment on the revised document.

2. Update on Front Entrance Camera

The Front Entrance Camera is fully installed and functional. It has a lock on it, only Michael Royals can access currently, and has been tested. It records 45 days of footage then writes over. It records continuously now, so unless we know a few-hour window of time we want to look for something, it is very time consuming to look through many hours or days of footage for signs of movement. The motion sensor camera activation may be made to work in the future, to make searching easier. Currently the camera would catch vandalism to the entry sign, and it sees license plates of folks going in and out, but is not angled to monitor the mailbox area.

The Board will be working on procedures and rules for how and when camera footage will be accessed for trespassing, vandalism, or other crimes.

- ## 3. Trespassing Mitigation, New signs, Electronic Front Gate proposals+-
- See the attached slides Henry presented about our current trespassing issues and a proposed Electronic Front Gate as the best way to reduce our current problems. Hi-lites were that some recent trespassing events have seemed like classic casing of vulnerable homes that could be pre-cursors to a theft, hunters and Christmas tree snatchers are a constant issue, and unless we have a gate, the sheriff will not charge anyone for trespassing, so we could not ever prosecute a trespassing only case that was not connected to more serious crimes. Preliminary costs, assuming volunteer labor to install, were projected at \$5500, or about \$67/lot for a special assessment.

A motion was made and seconded to have the Board continue to investigate the gate, particularly in the areas of more detailed construction costs, ongoing maintenance costs, weight, robustness for the cycle time it will get, wait times for opening, permits needed.

The motion was passed with 27 lot votes counted for continued investigation, 5 against, 7 abstaining.

The Board will continue the investigation, and prepare presentations for the Winter Meeting, and a possible vote for approval to build with a special assessment.

4. Investigation into new software tools to run Bonner Peak

See attached slides about investigations done by the Board to provide some new software tools to run Bonner Peak, make secretary and treasurers jobs take less work.

While some more comprehensive and expensive HOA Software was looked at, due to budget constraints we will be adopting Online QuickBooks, to make the treasurers and accountants job easier, where the discount we will get from the accountant will mostly pay for the purchase of Online QuickBooks.

Then due to the fact that HOA expert, our current provider of both our website and a currently broken email system we have been using will be going out of business, we will be forced to port all the current data in these systems, plus our domain bonnerpeakranch.com to a new provider. Bluehost so far looks good as a provider that could do this for \$342 a year, in preliminary investigation. This is not much more than the \$330/year we were paying our current provider, HOA Expert. More investigation is needed to confirm they could preserve all our current data and web functionality.

At a future time, we may continue to investigate the more comprehensive HOA software packages for benefits they could give us in ease of invoicing, better document repository, online voting, and other functionality, that might be worth the extra cost.

Election of Officers

ACC

3 positions were open to be voted on.

Members with terms up, leaving the ACC: Joel Meeter, Tim Shafer

Members with one more year on their terms: Della Garelle, Ben Merrill

Members Nominated for a vote: Cynthia See (willing to serve another 2-year term), Bryan Spangler, Deb Shafer

A motion was made and seconded to have the 3 members willing to be nominated for the 3 positions voted in by acclamation. The vote was unanimous to in favor of the motion, none opposed.

Board

4 board positions were open for voting

Members with terms up, leaving the board: John Eldred

Members with one more year left on their term: Henry Vancil, Michael Royals, Lynda Eldred

Members Nominated for a vote: Tom Mitchell and Keith Gallie (willing to serve another 2-year term), Lisa Mitchell and Donna Bathory (appointed midyear, needed to be elected to 2-year term)

A motion was made and seconded to have the 4 members willing to be nominated for the 4 positions voted in by acclamation. The vote was unanimous to in favor of the motion, none opposed.

Closing of Meeting

The meeting was adjourned at 11:50 AM.