



BPLA Board of Directors Meeting Minutes

September, 2025, 6:30 p.m.

Bathory's Residence

Board Meeting Call to Order - The meeting was called to order by the President at 6:34 PM

a) Board members present:

- Henry Vancil (President)
- Tom Mitchell (Treasurer)
- Keith Gallie (Vice President)
- Lisa Mitchell (Secretary)
- Donna Bathory (At Large)

b) Board members absent:

- Michael Royals (At Large)
- Lynda Eldred (Assistant Secretary and Assistant Treasurer)

c) Landowners present:

- Art Abplanalp
- Cynthia See (representing the ACC)

Approval of August 21 Board Meeting Minutes

- The August 21, 2025 Board Meeting Minutes were approved

Member Issues and Concerns:

1. The ACC (Architectural Control Committee) met Sept 16. Cynthia See, as designated member of ACC, attended the Board meeting to seek clarification from the Board on issues pertaining to the retroactive application for posting "Private Property/No Trespassing) signage on North Greyrock Road and the end of Deer Valley Road. The ACC concluded that signs on the gate at the north end of North Greyrock Road are inappropriate. North Greyrock Road, a Bonner Peak ranch road,

extends beyond this gate to go to multiple Bonner Peak lots. Per our Covenants, a Bonner Peak ranch road is open to all members to walk on, as long as members stay within the 30-foot easement on each side. Therefore, no trespassing signs should not be on the gate, nor should the Smith Logo be on it, and all such signs need to be placed on the side of the road, behind the gate and beyond the road easement. The Board approved the ACC decision. It was discussed that to really remove the covenant violation on a Bonner Peak ranch road the gate should be removed. However, for reasons of livestock containment, herd management, and respecting the Smith's wishes to keep trespassers from roaming outside the road easement on their land, it was acceptable to have an agreement for now that the gate remain latched but not locked.

2. Responsible Governance Policy discussion: (This was pulled up from old Business on the agenda, since Art Abplanalp had come to discuss this.) Art convinced the board to question the lawyer's recommendation that we adopt the cookie cutter regulations and not change anything in the policies provided. Art provided additional examples of incorrect guidance along with a detailed list of requirements that do not apply to us. With this additional information, the board decided NOT to approved Revisions 13 Responsible Governance Policy document that had been distributed to all landowners in August the lawyer wrote. We took up Art's offer to take our current Revision 13, and edit it with all the changes he thought should be in there, and give it back to us as a new candidate for our review. If the Board approves, we will then forward it to the lawyer and landowners, and discuss at the Winter Meeting. Further, the Board felt we would like to change process for future updates. We still are interested in receiving his provided updates that would keep us in compliance to changing state laws and use as a starting point to add to our document for the prices he quotes us, but we reserve the right to edit them in ways that customize them to our organization, as long as we don't do edits that will violate state laws. This could result in increased cost due to additional legal review, but we would seek to find ways to avoid these as we propose to edit his policies.

The subject of fines was discussed. Our lawyer had advised very strongly that we should keep fines as an enforcement tool for our

covenants, lest the Association be accused of failing their fiduciary responsibility to the Landowners. Art proposed we present options to the Landowners. He will produce a version of the lawyer's Policy #6 (and some companion edits to Policy 8 that preclude the Association from issuing fines for Covenant violations, and compare it to version of both policies that do allow and specify fines, as the lawyer had sent us. We proposed having a discussion at the winter meeting of which policy the landowners would prefer, and get a straw poll from the quorum present as to which policy to adopt regarding fines.

Road Report

Doug Gibbs was out of town, his road report was reviewed by the board members before the meeting, and we voted to approve the report without discussion. The report is included below:

1) Equipment Summary

a. Grader

- i. Leaking radiator removed and in repair process (by Jim G and heavy equipment radiator contractor)
- ii. Repaired all seat adjustment equipment (Jim G)
- iii. Replaced low pressure fuel return lines (Jim G)
- iv. Completed circle shift gear drive and front-end tie rod maintenance (Jim G)

b. Snow Plow Truck – No issues

2) Work Completed (last 30 days)

a. Continued general road maintenance

b. Confirmed winter snow plow schedule

- i. Oct & Jan – Tracy Kastle
- ii. Nov & Mar – Joel Meeter
- iii. Dec & Apr – Doug Gibbs
- iv. Feb & May – Bill See

3) Work Planned (mid Sep to mid Oct)

a. Complete grader radiator repair

- b. Re- install snow fences and reflective stakes marking boulders (to minimize snow plow damage)
- c. Continue planning for 2026 road base purchase and delivery
- d. Continue monitoring roads for muddy areas, significant washboards, and any other maintenance / safety issues

Regular Business

Reports of Officers

1. President: nothing to report
2. Vice President: nothing to report
3. Treasurer: See attached Treasury Report Slides, and Monthly Financial Summary presented at the meeting. The Financial Summary is still preliminary, due to issues not resolved between Tom and the accountant concerning how to account for all of the Weiler sale payment. Hi-lights: we remain on track with spending for the year with 66% of year completed, 66% of the budget spent. The rest of the year looks on track for spending, to come in very close to Budget.

It was noted that the Culvert item in the Road budget is now at 178% of budget. Doug was still optimistic that we would still meet the overall road budget target but this is looking like an item that is needing more yearly expenditures, possible budget increase in this area for next year.

Our August statement shows the reconciliation of payments received on July 31 for all overdue Assessments, finance charges and expenses. All liabilities have been resolved for this year and prior years.

This has resulted in ~\$5K added to our checking account to cover the operation budget, and ~\$13K now being added to reserves to make up for under-contributions to this item in the last two years due to assessment shortfalls. This puts us a little ahead of the trajectory set in 2022 to build up to a target reserve sufficient to buy a new grader by 2033.

4. Secretary: The contact info for Kristina Lawrence Living Trust, who now own 80 Juniper Ridge Road, has been received and added to the private and public directory. Lisa has sent the new directory to Carole to post to our website.

Additional Reports of Standing Committees:

1. ACC: ACC report covered under Member Concerns part of meeting.
2. ALCC: Nothing to report
3. Neighborhood Crime Watch: nothing reported

Old Business

- Responsible Governance Policy Discussion was covered under Member Concern part of meeting.
- HOA management software for BPLA: See attached slides for more detailed status of our web and email migration to Bluehost from our old provider HOA expert who will go out of business at the end of the year. We now have a new website with all our data built on the Bluehost server that will be a good candidate for the domain transfer. The Google Workspace account option for email was abandoned, since because we are not a charitable operation, they will not give us discounts, so email accounts from Bluehost for the board members have now been purchased. We are waiting for HOA expert to get back to us on requests for migration data so we can transfer our email data and our website with our bonnerpeakranch.com domain to our Bluehost Account. Once we get this data, we can plan the migration with Bluehost, inform landowners as to when our old site goes down, and estimate when web and email will be fully working and available after the migration.

Meanwhile, issues were discovered with our current website with problems in registration and resetting passwords, and getting messages sent to the web administrator. Lisa will be sending a memo to the membership informing them how to deal with these while we are waiting to migrate to our new

website, where we will be able to fix these issues.

- Conversion to online QuickBooks for Accounting: Tom is waiting for some issues to be resolved with the accountant from the August reconciliation before launching this activity.

New Business

- Insurance Updates from Keith: We are waiting for our current insurance agent to get back to us on costs quotes to add the front entrance sign to our coverage for liability. Due to issues with very slow response from this agent, Keith is considering requesting Brown and Brown assign us a new agent.
- Review first-pass proposed 2026 Budget: See attached slides presented at the meeting. Tom's initial proposal is that based on what we know of predicted increased expenditures in insurance, web and email hosting, and road maintenance, that we increase the Operational Budget Assessment to \$950/lot from \$930/lot in 2025, and that we increase our Reserve Contribution to \$100/lot to match our original plan for yearly Reserve build up. So, the proposal for 2026 would be a new annual assessment/reserve contribution total of \$1050/lot up from \$1000/lot charged in 2025. Further, at the Winter Meeting we anticipate having the membership vote on a Special Assessment to install an automated Front Entry Gate, which is estimated to be \$70/lot. If approved, the plan would be to invoice all three charges with one billing, thus keeping the overhead cost low. These values are all preliminary, and will be finalized before we send them out for landowner review with a full detailed Budget in late November.
- Plan date for Winter Meeting: It was decided to set the **Winter Meeting Date for December 13** at Livermore Church. This produces a deadline of Nov. 28 to send postcard notices in US mail and get the Winter Meeting Agenda and 2026 Budget proposal emailed to all landowners.

Closing of Meeting

The next Board meeting will be held at Henry Vancil's residence on Thursday, October 16th.

The meeting was closed at 8:55 PM