



BPLA Board of Directors Meeting Minutes

October 16, 2025, 6:30 p.m.

Vancil's Residence

Board Meeting Call to Order - The meeting was called to order by the President at 6:41 PM

a) Board members present:

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

b) Board members absent:

- Michael Royals (At Large)

c) Landowners present:

- Doug Gibbs

Approval of Sept. 25 Board Meeting Minutes

- The September 25, 2025 Board Meeting Minutes were approved

Member Issues and Concerns: None

Road Report

1) Equipment Summary

a. Grader

- i. Radiator repaired
- ii. Repaired circle shift gear drive and front-end tie rod maintenance (Jim G)
- iii. Water pump re-built. To be installed next week.

- b. Snow Plow Truck – Snow chains installed.
- 2) Work Completed (last 30 days)
- a. Minimal general road maintenance on obenchain
 - b. Installed snow fences
 - c. Installed snow plow truck chains and plow
 - d. Installed boulder markers for snow plowing
- 3) Work Planned (mid Oct to mid Nov)
- a. Plow snow as necessary
 - b. Complete grader repairs
 - 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

In addition, Doug clarified the budget items 5950.1 and 5950.2 for Misc. Roadwork and Culverts, which has had a lot of activity this year, as a category that includes all other roadwork that is not grading, includes items such as cleaning/installing culverts, installing/maintaining t-posts, removing vegetation/trees, snow fence install/removal, cleaning out gate cattleguard, sign installing/maintenance, purchase of materials supporting the above, including items such as new culverts, t-posts, snow stakes, chain saws, tow chains, reflectors, signs, snow fences. Expense on these items varies year to year.

Keith asked about large piles of rocks seen near a culvert under Obenchain south of his house, and Doug clarified that they had been put there intentionally for erosion control in that area.

Regular Business

Reports of Officers

1. President: nothing to report
2. Vice President: Brown & Brown gave us a quote of \$406/year to add coverage for the Front Entry sign. The Board has decided not to add insurance for the sign at this time.

3. Treasurer: See attached Treasury Report Slides, and Monthly Financial Summary presented at the meeting. The Financial Summary is preliminary. Hi-lights: we remain on track with spending for the year with 75% of year completed, 70% of available funding spent. Some surprise extra expenses in Grader repair and in email migration costs will come in the next month, but they can still be contained in current budget. The rest of the year looks on track for spending, to come in very close to budget, with a small surplus.
4. Secretary: Nothing to report

Additional Reports of Standing Committees:

1. ACC: ACC is meeting next week, so nothing new to report at this time.
2. ALCC: Nothing to report
3. Neighborhood Crime Watch: nothing reported

Old Business

- Responsible Governance Policy Discussion. The Board reviewed a new revision of the Document that Art Abplanalp had edited, with suggested changes to make the document more customized to our needs, as well as a proposal that allows BPLA to not have to start issuing fines for covenant violations. In general, the Board felt most of the changes Art made were very beneficial for clarity and more appropriate to our needs, and thank him for all his work on this. The Board elected to make some changes to some of Art's edited version. Lisa is to produce a new version with these changes on top of Art's for the Board to review again at the Nov. 20th board meeting before sending out to all Landowners to review by Nov. 24th, so feedback can be discussed at the Winter Meeting. We will also update the Lawyer on our plan for this document. Then we will schedule a Board vote at the January 2026 Board Meeting to approve the new version.
- HOA Software: Our old provider failed to respond to us again to requests for tasks needed to transfer our domain to Bluehost. We escalated the issue to Enom, the domain registrar who had to verify our right to the domain. Tom, Lisa, and John D scoured our archives to construct a historical record detailing the acquisition of the domains. That, in addition to a Board of Directors signed testament asserting domain ownership, was sufficient to

authorize domain transfer to Bluehost. We are waiting for contact from an ENOM support team for the next steps, so we can get email transferred and set up the new website.

- Conversion to online QuickBooks for Accounting: No progress, still awaiting Accountant feed back to close off Weiler payment accounting questions for this year before we start.
- Review 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 work 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.
- Update on Front Entry Gate
Henry has had no time to work on this, but key points about the proposed plan so far were reviewed. We confirmed the gate will use the existing swing gate, which will open toward Bonner Peak, away from 287. It will have a pin pad, which will be placed on the side, for folks without RFID cards to punch in the code. It will be one height, so drivers of tall vehicles will need to get out of the car to punch in, but sufficient time will be allowed to let people get back in cars and drive in open gate. If the power goes out, a pin can be easily removed to open the gate and leave it open. Some investigation is needed to see if we can add a solar powered batter backup for the gate. This may not add much cost, since Henry has some of the parts. If a non-landowner driver forgets the pin, they must call the landowner who invited them in to get it.

The above plan is part of the proposal that will be presented at the Winter Landowner Meeting, along with projected cost, which will be discussed and then we will have a landowner vote on whether landowners want the Front Entry Gate, and whether they will approve the special assessment needed to build it.

- Review of Agenda for Winter Meeting: The Agenda for the Winter Meeting Date for December 13 at Livermore Church was discussed, and a preliminary version is attached in the minutes. There will be 3 items that will require a landowner vote:
 1. Approval of the 2026 Budget and annual assessment
 2. Approval of Front Entry Gate Plan and Special Assessment for a Front Entry Gate
 3. Approval of a new version of ACC Guidelines and Rules.(tentative, awaiting feedback from the ACC)

New Business: none

Closing of Meeting

The next Board meeting will be held at Keith Gallee's residence on Thursday, November 20th.

The meeting was closed at 8:39 PM