



BPLA Board of Directors Meeting Minutes

January 20, 2026, 6:30 p.m.

Mitchell's Residence

Board Meeting Call to Order - The meeting was called to order by the President at 6:35 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:

- Terran Klein-Ames
- Julia Klein
- Della Garelle
- Art Aplanalp

Approval Nov. 20, 2025 Meeting Minutes

- The November 20, 2025 Board Meeting Minutes were approved

Road Report

Doug Gibbs was not present, but sent the following road report, which was reviewed and accepted by the board:

1) Equipment Summary

- a. Grader - Water pump and associated fan belt pulley repaired and replaced

- b. Snow Plow Truck – No issues
- 2) Work Completed (last 30 days)
- a. Prepare for winter snow plowing – Re-connected plow and installed chains on truck
 - b. Continued general road maintenance – Obenchain, Shadow Ridge, BSRR, and N Greyrock
 - c. Re-installed snow fences at front gate
 - d. Removed fallen tree on the Obenchain
- 3) Work Planned (mid Nov to mid Dec)
- a. Continue general road maintenance
 - b. Continue planning for 2026 road base purchase and delivery
 - c. Continue equipment maintenance
 - d. Continue monitoring all roads for muddy areas, significant washboards, and any other maintenance /safety issues

Member Issues and Concerns

Terran Klein-Ames presented his proposal offering to do a free recycling service to Bonner peak, which is attached. It involved putting a trailer in the garbage area, with covered bins to collect resident's recyclables that Terran would haul to the recycle center once a month. A motion was made, seconded, and approved to accept Terran's proposal, with the stipulation that any container for batteries to recycle must be kept outside the package box, due to fire danger, in a metal container with a lid. Donna Bathory stated she had a metal garbage container she will give Terran. Terran was asked to work with Doug Gibbs on best placement location for his trailer. The project was approved to try for the next 6 months, and then be reviewed to see if it should continue.

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, distributed to the board prior to the meeting. The Financial Summary for December is final, reconciled with the accountant. Hi Lites were that we ended December with a surplus of \$9947.42. However, due to late breaking website software expense that just emerged, Tom proposed we use unspent 2025 funds which were earmarked for website transition activity. \$593 dollars will be shifted to 2026 operational funds, leaving a surplus of \$9,354.42 to add to our reserve in 2026, on top of the assessments reserve contribution.

Lisa presented slides, also attached, which explain the website security concern. During a review of site logs, Lisa noted a burst of access logs never seen before, that looked like attempted break in. A call to Bluehost support resulted in an intensive scan that did detect some malware lurking in our database/files. Our security software showed evidence of malware cleaning at the rendered level but it was not sophisticated enough to remove it from our source level. To get a complete eradication and better protection going forward, we need to upgrade to SiteLock Prevent Plus which will provide the service necessary to remove the malware, add a firewall for better future protection, and do more thorough scans than provided with our entry level package. Since we don't have a dedicated IT department trained in malware disposal, acquiring this skill from our hosting agency looks to be the best, actionable option.

A motion was made, seconded and approved to purchase this software/support for a three year term for \$593 and endorse Tom's funding proposal that yields \$9,354.42 into reserves.

Another hi-lite is that so far in January, \$47,775 out of \$86,100 of our 2026 Assessments has been received.

Tom provided an update on the transition to Online QuickBooks. So far, it is proceeding as expected with the benefit of the professional invoicing system and functionality that eliminates manual processing of today. One limitation that has emerged relates to budgeting. The (lowest cost) version of Online QuickBooks which we procured does not support budgeting. This feature is available in the 'plus' version. Rather than pay the extra \$78 a month, Tom plans to try a workaround that will augment the online reports with budget reconciliation to see if it is reasonable. If this proves to be too much effort, we

may have to consider the upgrade to make the treasurer and accountants job easier long term.

Finally, a revision to the Reserve Targets was discussed. Tom is soliciting input from landowners who have worked on reserves in the past, and wished to float the proposal that we increase the equipment reserve target to \$150K (which at the current time, Henry stated, should be reasonable for buying both a used grader and an new snowplow truck), increasing storm reserve to 8K, and then showing a 3% increase in all our reserves yearly to account for inflation. So modeling is needed to understand when this would yield full funding, however it should be noted that we are well ahead of the original 2022 plan. A more detailed proposal will be presented at the next board meeting. Landowners who have knowledge or opinions on the subject are encouraged to reach out to Tom and provide feedback.

4. Secretary: Nothing to report. However, Keith pointed out some contact information out of date on the web that needed updating, which Lisa has now done.

Additional Reports of Standing Committees:

1. ACC: ACC report from January was emailed to all landowners, with two applications approved. And to follow up from the November minutes, after that meeting, the issues with the Smith's property at the end of North Greyrock were resolved. After Henry spoke with them, it turns out there were some misunderstandings about both the hiker incident and the ACC ruling. The Smiths signs are now in compliance with the ACC ruling. Folks who choose to walk on North Greyrock beyond the Smith's gate are reminded they must stay on the road easement.
2. ALCC: Nothing to report
3. Neighborhood Crime Watch: nothing reported

Old Business

- Responsible Governance Policy Discussion: A motion was made, seconded and approved to make one more change to the Responsible Governance Policy Rev 16, changing "may" to "shall" in the ACC rules about retaining

supporting materials on applications approved for a year. We also decided we will present this final revision to our lawyer, tell him this is what we are going to vote on to approve, and ask if he see's any red flags with it. Lisa will send out a final revision to the membership with this one change, and we will schedule the February or March board meeting to vote to approve it.

- **Front Entry Gate:** Henry wants to solicit volunteers to form an Ad-Hoc committee to finish the research to get a proposal for landowners for a Front Entry Gate, addressing concerns some members have raised, and getting a more detailed cost estimate to drive a Special Assessment proposal. Henry is happy to participate, but feels as president, he should not run it. It needs to be separate from the board, consisting of landowners who are interested pursuing the investigation. Landowners, please contact the board if you are interested in being on this committee to move this project ahead.

New Business

- **Proposal to establish a Website Support Standing Committee:** Lisa presented a proposal that we out to formalize our website and email support by forming a new standing committee, that does not turn over with board members, but operates like the ALCC, where folks serve till, they don't want to anymore, and are appointed by the board. One obstacle to going this route is that our Covenants state that folks can't serve on the Board and on a Standing Committee at the same time. This further decreases the pool of volunteers able to serve on the Board, when we have trouble getting volunteers already. Right now, Lisa, as the BPLA secretary, has all the critical data, contacts and sole access to accounts needed to do a lot of the support tasks. Henry asked Lisa to detail the jobs needed to divide between other volunteers, as a next step in deciding how to organize our website support going forward. We should at least have two volunteers who are enabled to handle each job: one to be in charge of the job, and the other to sever as backup.
- **Setting up BPLA Archival in a BPLA email account:** Lisa presented a proposal for who would access and do the archival in the email account, which would hold Board generated data, mostly from the secretary and treasurer, plus ACC data, including applications, supporting material. Henry felt we should start with only the secretary and treasurer accessing the

account, setting up folders and standard message names, and filing things. ACC Committee Members and other Board Members can submit items to be archived by emailing them to the inbox of admin@bonnerpeakranch.com. Folks who want copies of archived files not available on our website, would follow the rules in our Responsible Governance Policies to request access to the secretary, which if approved by our policies, would be emailed to the requestor. See the attached slides on Archival, and a list of items to be archived, updated from the meeting discussion.

Closing of Meeting

Tom and Lisa will be on a cruise Feb 1 – Feb 16. Tom presented slides (included in his treasurer slide set), that detailed how things would be handled while we are gone, with Lynda pickup up mail and package box contents, and holding them for us till we get back, and will have the ability to write emergency checks if needed. This proposal was accepted.

The next Board meeting will be held Donna Bathory's residence on Thursday, Feb 24th.

The meeting was closed at 8:34 PM