



BPLA Board of Directors Meeting Minutes

March 26, 2026, 6:30 p.m.

Eldred'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)
- Michael Royals (At Large)

b) Landowners Present:

- Julia Klein
- Diane Watkins (after 7 PM)
- William Moore (after 7 PM)

Approval February 24, 2026 Meeting Minutes

- The February 24, 2026 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 – No changes
 - b. Snow Plow Truck – No changes

- 2) Work Completed (last 30 days)
 - a. Continued general road maintenance on Obenchain
 - b. Plowed for 1 snow storm

- 3) Work Planned (mid Mar to mid Apr)
 - a. Complete annual oil and air filter change on grader
 - b. Continue general road maintenance as moisture allows
 - c. Finalize planning for 2026 road base purchase and delivery
 - d. Continue equipment maintenance
 - e. Continue monitoring all roads for muddy areas, significant washboards, and any other maintenance / safety issues

Fixing Backwards “N”

Upside down “N” on the Front Entry sign was fixed March 26th by Jim Garofalo, with assistance from Joel Meeter and Eddie Taylor. This was done completely with volunteer labor and equipment – no charge to the Ranch. See attached picture. It looks great!

Member Issues and Concerns

Julia Klein (representing her son, Terran) came to report on the recycling service Terran has been providing for a over a month now. He has a website where he has posted updates of his latest status, plus a log of how many trips he has made to the recycling center. So far, he has recycled 1000 pounds of waste, and there is good community participation. See his website for more details at:

<https://sites.google.com/view/bprecycling/home>

Residents are asked to please rinse out all containers before putting them in the dumpster, do not recycle plastic containers smaller than 2 inches, do not put bubble wrap or packing peanuts in the cardboard recycling bins.

Terran is looking for part time volunteers to help take the trailer to the recycle center, so we can have more consistent schedule for emptying the bins, and he can have occasional backup help. He has a form on his website to fill out, if anyone wants to volunteer.

It was noted the cardboard containers fill up very rapidly, but there is usually space in the glass, mixed paper, and comingled container bins between bin emptyings. If questions, contact Terran directly at terrankleinames@gmail.com

Thanks to Terran for providing this service to the ranch!

Regular Business

Reports of Officers

1. President: nothing to report
2. Vice President: Reported a notice of dividend was sent to him from our Pinnacol Workman's Comp Insurance provider. He will forward this notice to the Treasurer.
3. Treasurer: See attached Treasury Report Slides, and Monthly Financial Summary, distributed to the board prior to the meeting. The Financial Summary for February is preliminary, waiting for accountant review. This month all data was submitted to the accountant through our BPLA online QuickBooks. Tom continued to run our manual process as a backup check. Still pending, we are awaiting an reduced monthly fee quote from the accountant reflective of eliminating their need to do the data entry for us.

At the end of February, 16 % of year complete, we have spent 9.3% of the budget. We are on track, with the grader parking brake repair being they only expense standing out. Not a concern for over budget at this time.

In February, the 2025 surplus of \$9,350.42 was shifted to reserve. There was a \$4.00 error, which will be added to reserves in March to correct.

As of March 26, we had received 90% of the \$86,100 of our 2026 Assessments. 14 landowners chose the half and half installment payment plan, and are due to settle up their second half payments by May 15. Only one landowners' assessment is not paid, expected to come in before April 1st. A refreshing new development, we will fall below budget predictions on finance charge income this year, as more landowners have paid on time, avoiding the penalties, which is a good thing.

Revised Reserve Targets: The February Financial Summary shows how we are doing funding Reserves against the new higher reserve targets adopted by the

Board last month. Tom has prepared the formal BPLA Reserve Study which has been sent to the board and a few other landowners for review. It will be sent to all landowners before the Summer Meeting, and will be discussed as part of the midyear financial review.

These new higher targets along with the 2.5% annual increase affects how many years it will take to reach them. It will be a factor to consider as we look at annual contribution to reserves. Tom presented a graph showing the current contribution rates of \$100/year per lot and where we might be by 2033, well below the targets. It did not include consideration of future surplus or money market interest contribution. Tom committed that for the summer meeting review, future graphs will model predicted surplus contributions, interest, and various rates of increase of annual assessment contributions to see how much it shortens the time to be fully funded. While new targets have been adopted and published to the membership, the actual funding of reserves remains under direct landowner control via our annual budgeting process. At each winter meeting the membership votes to approve or deny all reserve contributions and assessment values. Finally, Tom took an action item to review our current money market return and explore options to increase our savings interest rate.

4. Secretary:

- Mike Puleo, who owns lot 8 on Juniper Ridge Road, has sold his property to Cody Golden, with the county showing ownership as his company, Golden Real Estate Services, LLC. We have contacted him and are awaiting the Public Directory Consent forms, and more detailed HOA disclosure form info before updating him into the directories, but we have his phone number, and email.
- Our domains, bonnerpeaklandownersassociation.com and bonnerpeakranch.com have now been transferred from ENOM to Bluehost, paying for 5 years up front to get the lowest total cost. While this saves us roughly \$108 in the long term, it is an unbudgeted expense increase for this year of roughly \$80. The treasurer will cover the overrun with funds in our operational contingency line item. Recall that Bluehost is much lower than the yearly costs ENOM would have charged for hosting our domain. Bluehost is now our single vendor for website and email services.

- The Responsible Governance Policies and Supplemental Operating Procedures that were approved at the February 24th board meeting have been signed and posted on the Bonner Peak Website, replacing the previous BPLA Administrative and Operating Procedures.
- Lisa continues work to archive documents to our email archival folders in admin@bonnerpeakranch.com. It was noted that we have no good way to search the archives for content, with the current email system, which is a limitation. Lisa has contacted the ACC to see about starting archival of their applications and supporting material, and is awaiting feedback on how they want to do it.

Additional Reports of Standing Committees:

1. ACC: No applications to review, the ACC did not meet in March.
2. ALCC: Nothing to report
3. Neighborhood Crime Watch: nothing reported

Old Business

- Front Entry Gate: Diane Watkins volunteered to head the Ad Hoc committee to finish the investigation on a Front Entry Gate for Bonner Peak. Bill Moore is assisting her on the committee. Diane has sent requests for proposals (RFPs) to 3 local vendors (Ankmar Garage Door, All Around Fence, LLC, and Black Eagle Fence), with responses due by April 30th. Diane had a very thorough list of questions she sent with each request for proposal. Turnkey solutions from each vendor are sought first to make sure duty cycle and reliability needs are met, with ways to reduce cost with DIY volunteer labor to be looked at later. The goal is to have a good set of cost data covering a lot of detailed design issues to present at the Summer Meeting. One vendor gave a preliminary ballpark for a lighter duty fence at \$15,000 for their installation as a reference point. But this must be refined with more detailed estimate, answering all Diane's questions later. Some early feedback from one vendor raised concerns clickers for residents may be required versus RFID stickers, due to internet requirements. This will be

investigated further. The preferred system we requested for quotes was heavy duty: Liftmaster CSW24UL-MC High Traffic Commercial Gate Operator, Liftmaster 40W33A Solar kit with 2 33AH batteries, Liftmaster KPW250-MC Wireless keypad, vehicle motion detector, and system accessories. Lighter duty gate actuators could also be being considered. Looking at other associations with gates, it was noted that Cherokee Hills has a gate that needed to be replaced after only 2 years, and we would like to understand why it failed so quickly. The duty cycle of the gate was discussed, estimating 300 openings per day, with some thinking it may be closer to 400. Early vendor feedback is that opening time could be 15 – 17 seconds. Michael suggested considering a vertical rotation gate like a railroad crossing, that could have a shorter opening time. We will look at Solar Power and electrical power, with a Plan B needed when the Solar Goes out, and a Plan B for electrical power outages, to make sure the gate can be opened easily during a power outage. It was noted that higher end alternatives may require our current gate and posts to be moved behind the front entry cattle guard, as there is not enough space in front of it before we hit state land for gate equipment. A concrete pad will need to be installed for the heavy-duty actuator and keypad.

Landowners with questions or suggestions are encouraged to contact Diane Watkins directly at dmwatkins01@aol.com, or 970-217-3944. We thank Diane and Bill for the very thorough work they have done to date on this investigation. We will get updates at the April and May board meetings on the investigation, to then finalize findings to present at the summer meeting.

- Quorum concerns for Special Assessments: A concern was raised that due to our quorum rules that apply to both budget approval and Special Assessment Approval, it is possible that, under the right set of circumstances, only 11 lots would be needed to approve an expensive project that the majority of landowners might not want. It was suggested to the board that perhaps without changing covenants, we could add a rule in our Supplemental Operating procedures specifying higher quorum sizes needing to approve Special Assessments only. This would leave the lower quorum size definition in our Covenants unchanged which would apply to approvals of annual budget and assessments and electing officials. This will be investigated in more detail. Higher quorum sizes (50 – 66% of lots) would

tend to require email/ballots-delivered-to-drop-box voting process, which has been done in the past for special assessments.

New Business

- Summer Meeting Planning: The Board selected Saturday, June 13th for the Summer Landowner Meeting. Lisa will work to secure reservations at the Livermore Church.

Meanwhile, this summer there will be three Board positions up for election, and on the ACC, there will be two positions up for election. Lisa will be sending out separate communications to encourage Landowners to consider running for the Board and the ACC, as it is essential to the good operation of our Association to have these volunteers, opportunity for rotation of officers and new blood, and active community engagement in electing people to these positions each year.

Closing of Meeting

The next Board meeting will be held at Henry Vancil's residence on Thursday April 23rd.

The May Board meeting will be Tuesday May 19th at the Mitchell's residence.

The meeting was closed at 8:47 PM