



BPLA Board of Directors Meeting Minutes

April 23, 2026, 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
- Diane Watkins (after 7:15 PM)
- William Moore (after 7:15 PM)

Approval March 26, 2026 Meeting Minutes

- The March 26, 2026 Board Meeting Minutes were approved

Road Report

Doug Gibbs presented the Road report:

- 1) Equipment Summary
 - a. Grader – No changes
 - b. Snow Plow Truck – No changes

- 2) Work Completed (last 30 days)
 - a. Completed 100 hr. oil and air filter changes
 - b. Constructed dual purpose concrete pad in dumpster area: Plow storage, attachment and re-attachment, and recycle trailer
 - c. Removed snow plow truck chains
 - d. Confirmed Pete Lien and Sons has started to produce BPLA's preferred road base material. Cost is same as last year (\$27.50/ton). Trucking cost has increased 4%; now at \$120/hr.
 - e. Continued preparation for road base application on Obenchain and BSRR
 - f. Completed limited general road maintenance due to lack of moisture

- 3) Work Planned (mid Apr to mid-May)
 - a. Complete annual grader steam cleaning (contract work)
 - b. Start annual road base purchase, delivery and placement.

At the meeting Doug stated this is scheduled to start May 9th. Any residents also ordering gravel from Peter Lien for their driveways that could be delivered around this time should contact Doug, and he can seek to coordinate delivery with the truckers he has hired for the BPLA road loads, as after they drop off for BPLA gravel they can be directed to the landowner to deliver the landowners order as well. This saves time for the truckers.
 - c. Repair, take down and store snow fences
 - d. Continue general road, equipment and facilities maintenance
 - e. Continue monitoring all roads for muddy areas, significant washboards, and any other maintenance / safety issues

Member Issues and Concerns

Recycling program. The Board discussed their impressions. It has been a beneficial service, except cardboard fills up too fast, and Terran needs help with folks who could haul the trailer to the recycle center. It takes a truck with the correct electrical connection (flat) to haul this trailer. There will be a longer discussion session at the summer meeting, evaluating the program Terran Klein-Aimes has been running, talk about how it could be improved and continued after Terran concludes the school project next spring.

Lisa reported recently receiving several requests from landowners seeking help to be forwarded the ranch distribution to see if someone local can be of assistance. Historically, these issues were supposed to go to a social media platform like Nextdoor. Folks are now finding Nextdoor has gotten too broad and really just want to address other landowners in our Association. Lisa was concerned this might annoy our membership with too many non-association messages. After discussion, the Board felt that forwarding help messages for neighbors helping neighbors is a valuable service that the secretary should perform. Henry asked that all messages requesting to be forwarded to the membership be sent to president@bonnerpeakranch.com, and he will provide the oversight on what the secretary passes along.

Regular Business

Reports of Officers

1. President: nothing to report
2. Vice President: nothing to report
3. Treasurer: See attached Treasury Report Slides, and preliminary Monthly Financial Summary which was distributed to the board prior to the meeting.
 - At the end of March, 25 % of year complete, we have spent 11% of the budget. We are on track, with the grader parking brake repair being they only expense running hot. No concerns for over budget at this time. We expect expenditures to rise in May as road material is purchased and spread on the roads.
 - As of April 23rd, we had received 91% of the \$86,100 2026 assessment. Fourteen landowners chose the half and half installment payment plan, and are due to settle up by May 15. There are no outstanding overdue payments at this time and we only had one finance charge of \$6.67 dispatched which has been paid.
 - Accountant review of February and March are still pending along with a revised quote for monthly services that no longer includes remedial data entry. No billing has been received since we took over the responsibility.
 - 2025 Taxes were completed and filed on April 15th.
 - Revised Reserve Targets: Tom has prepared the formal BPLA Reserve Study which has been sent to the board and a few other landowners for review, feedback incorporated. The update Reserve Study will be sent to

all landowners before the Summer Meeting, and will be discussed as part of the midyear financial review.

- Tom took an action item at the last board meeting to explore options to get higher rates of return on our reserve investment, now that it has grown so large. This would help us meet our reserve targets faster without raising assessment contributions. The attached slides show rates of returns of FDIC Insured Banks we could obtain from High Yield Savings Accounts and CD's. Several options are better than the current 0.95% annual percentage yield that is all our current bank can offer on the money market account. Henry has had very good experience working with the Bask Online Bank noted as one of the options.

A motion was made, seconded and approved to authorize the treasurer to move half of our reserves into a high yield savings account (for liquidity) and the other half into CD's to lock in a reasonable guaranteed return. This would amount to ~\$40K be put in HYSA, and ~\$40K put in CD's with laddered maturities.

4. Secretary:

Lynda reported that the Nelson's have their house on the market now. Given the last recent ownership change on the ranch where the Association received no notice from a title company, it was proposed that all residents be requested to inform the secretary and treasurer if they put their property on the market. BPLA would then be aware, track for change of ownership, and get the contact info we need. When the Association is involved, we work with the Title Company to provide capitol shift information that compensates the seller for their share of our reserve. Sellers potentially lose money if they don't involve BPLA in a sale. If members are putting your property on the market, or if members change their mailing address or email or phone contact info, please send a notice to secretary@bonnerpeakranch.com and treasurer@bonnerpeakranch.com

Additional Reports of Standing Committees:

1. ACC: An oversight, Lisa failed to get the notice out for an April ACC meeting even though they had a few things they wanted to review. Lisa is waiting to

hear from ACC on next meeting date, and how they want to proceed with an archival proposal for their applications.

2. ALCC: Diane France reported a request from a resident who wanted to free range horses who does not have 50% of her land unfenced, by letting out the horses during the day, and bringing them back at night. Diane ruled for ACC that this is not allowed, that 50% of land must be unfenced as per Covenants. The Board agreed that we support this decision. Also, Diane indicated that she will have a new proposed ALCC Rules document to give to the secretary to distribute for landowners by June 1, so Landowners can review and vote to approve it at the summer meeting.
3. Neighborhood Crime Watch: nothing reported

Old Business

- **Front Entry Gate:** Diane got quotes on her requests for proposal from 3 vendors: Black Eagle Fence, All Around Fence, and DHPACE. See attached spreadsheet for a summary of the quotes. They ranged between about \$15,000 and \$21,500. These quotes will likely need to be revised as choice points are finalized if we decide to move ahead with any of them after the summer meeting. All 3 vendors preferred providing remotes (clickers) instead of RFID tags, since clickers require no programming, RFID's are extra work, and one vendor refused to quote RFID tags, citing internet requirements not met. The cost with RFID tags would be similar in most cases. Also, for the current plans, solar did not seem to make sense, as the systems have large batteries that would be recharged from the electric box we have nearby.

The plan would require moving the post for the gate west up BSRR a bit, to have room to install a very deep concrete pad for the Liftmaster Actuator. The road narrows at this point, so only one of our current gates is needed to cross the road, the other gate would not be used, discarded. Some fencing may need to be added between the front cattle guard and the posts where the gate would be. Doug highlighted the need to close only half of the cattleguard when they do cattleguard maintenance and questioned if the single fence solution impacts this capability. Presumably folks can drive through one half of the cattle guard and still align to the shorter gate, but this

may need further investigation.

One vendor proposed a lighter duty actuator. Also, it was determined that construction code mandates the minimum opening speed of the gate to be 14 seconds. Clickers can be engaged about 100 feet from the gate on either side to facilitate more rapid egress which helps firefighters, as well as residents. Diane advised adding 30% margin on the vendor quotes for cost expectations.

Diane interviewed Cherokee Meadows Road Committee about their experience with their 2 Liftmaster security gates servicing 59 properties. They first installed a gate using DIY labor, and had to replace it twice due to improper installation. They switched to All About Fencing for a professional installation. DIY installation apparently voids the Liftmaster warranty. They have clickers for all residents and a pin pad. They had other useful information in a Memorandum for Record, which is attached.

Henry is going to organize a special meeting before the next Board meeting with himself and Diane, and include Jim Garofalo and Michael Royals, to talk through some details, and come to the May 19th Board meeting with a proposal of how we want to proceed with one of the vendors. The thoughts were to pick a vendor, settle some outstanding issues on cost, and RFID versus clickers, solidify the design, maintenance details, and then have a detailed proposal to present to the landowners at the summer meeting, with a proposed Special Assessment. The Board thanks Diane Watkins for the excellent work she and Bill have done on the investigation, gathering all this data and organizing the approach.

- **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.

Lisa determined that the definition of our current Quorum for landowner voting is defined in the By Laws, and presented a proposal for a By Law change to create a special higher quorum requirement for special

assessments. The wording suggested was approved, with the need to add wording more clearly defining a Special Assessment as any assessment of the membership that is for a one-time expense, not part of the Annual Assessment needed to cover yearly Operating Expenses and Reserve Contributions. A motion was made, seconded and approved to define the quorum for Special Assessments to be 60% of the 82 lots, or 50 lots represented. It was noted that since this can be hard to get at a member meeting, Special Assessment votes would have to be done by email or paper balloting put in drop box or mail to track down enough residents, as opposed to being able to be done at a Landowner meeting. However, this was considered acceptable.

- **Summer Meeting Planning:** The Board selected Saturday, June 13th for the Summer Landowner Meeting. Lisa has secured reservations at the Livermore Church.

A proposed agenda for the Summer Landowner Meeting was reviewed, a few changes suggested, and a revised version is attached.

Lisa plans to put postcards in the mail, plus email out all Summer Meeting Material (Agenda, Proxys, Front Entry Gate Plan and Special Assessment Proposal, Bylaws amendment proposal, Reserve Study, and new ALCC Rules) by June 1st. All material to be reviewed by the membership before the meeting must be emailed to the Secretary by this date (preferably the day before.)

Closing of Meeting

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

The meeting was closed at 9:10 PM