



BPLA Board of Directors Meeting Minutes

May 19, 2026, 6:36 p.m.

Mitchell'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

- Diane Watkins
- William Moore

Approval April 23, 2026 Meeting Minutes

- The April 23, 2026 Board Meeting Minutes were approved (a quorum of 5 board members approved this, before 2 other board members arrived late to participate in all remaining discussions.)

Road Report

Doug Gibbs was not present , but submitted the following Road Report:

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

- 2) Work Completed (last 30 days)
 - a. Plowed May 6 snowstorm
 - b. Delivered and placed 353 tons (24 loads) of road base. Materials placed on North Greyrock, Towhee Ridge, Deer Valley, Obenchain, BSRR, and Shadow Ridge.
 - c. Continued preparation for road base application on multiple roads

- 3) Work Planned (mid May to mid June)
 - a. Complete road base delivery and placement
 - b. Complete annual grader steam cleaning (contract work)
 - 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: None. Terran Klein-Aims affirmed by email that he will be at the Summer Meeting to lead the discussion on the Recycling Program he is running.

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 April, 33 % of the year complete, we have spent 16% of the budget. We are on track. No concerns for over budget at this time. We expect expenditures to rise in May as over half the budgeted road material has been purchased and spread on the roads, and the rest of the road material budget will be purchased and spread over the next 30 days.
 - As of May 19, we had received 98% of the \$86,100 2026 assessment. We have not received 2nd half payments from four landowners which

- were due by May 15. Tom will be contacting these landowners for status, to seek resolutions to hopefully avoid issuing finance charges.
- Accountant review of February, March and April are still pending along with a revised quote for monthly services that no longer includes remedial data entry. A preliminary estimate by the accountant is that he will reduce our current monthly payment for these services of \$223.80/month to \$125/month. If we subtract the monthly fee for Online QuickBooks, this will provide us with an overall savings per year in accounting of ~\$694. Catch up billing for the last 3 months is still pending from the accountant.
 - 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 updated Reserve Study will be sent to all landowners before the Summer Meeting for their information, and will be discussed as part of the midyear financial review.
 - Tom will work over the next month to implement to transfer of our Reserves into higher yield investments as was voted on at the April board meeting. (To reiterate, this was 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.)

4. Secretary: nothing to report

Additional Reports of Standing Committees:

1. ACC: No meetings occurred due to lack of applications received last month.
2. ALCC: Diane France provided a proposed ALCC rules document to distribute landowners prior to the summer meeting. We plan to have landowners vote to approve it at the Summer Meeting. The board members have reviewed and approved the document. Good job ALCC team!
3. Neighborhood Crime Watch: nothing reported

Old Business

- **Front Entry Gate:** Diane Watkins presented a Summary Presentation of the Front Entry Gate Plan to display for the landowners at the Summer Meeting, plus a proposed Motion for voting for the plan and special assessment. The proposal would be to use the Black Eagle Fence vendor, with a bid of \$15530. With standard margins factored in, this would present to landowners to vote on a Special Assessment of \$300/lot.

This looked good, but the board suggested changes, especially since the bid was based on a Clicker only solution, not the RFID one, though costs for the RFID Black Eagle quoted were similar to the Clicker solution. We wanted to explore the RFID solution further with Black Eagle, to see if we could have both clicker and RFID options, or must choose one versus the other. The range of the RFID also was only 25 ft, and we wanted to see if we could get RFID's with a 50 ft range that Henry had seen when he looked at RFID's earlier. Also, Black Eagle had stated we needed internet at the front gate to support the RFID, and Keith wanted to know if this was only for the programming of the RFID's which could be arranged, and that good internet connection is not needed all the time. Also, since the original quote was only good for 30 days, we would like to see if before the meeting we can get a new quote from Black Eagle that they could hold for 60 days, to give time for membership vote and other arrangements before we sign a contract.

Diane agreed to the following action items to talk to Black Eagle about:

- Find out if we can have both the RFID and Clicker options, so members could choose. Check cost implications
- Find out if internet is only needed for initial RFID programming in the front gate area, and not needed for programmed RFID's at all other times.
- See if it is possible to obtain RFID system with 50 ft range. Check costs.
- See if we can get a new quote before the summer meeting that would be good for 60 days, to allow for time to get landowner votes.
- Diane will also produce a drawing of the proposed front gate to show the position of the gate relative to the cattle guard, and position of lift master and keypad, and any other equipment, connection to power, etc. This will also be sent out with the landowner package emailed June 1st, and presented at the meeting.

Diane proposed to get back to Lisa for the June 1st landowner mailing with a revised presentation, possibly modified by the above findings, and revised proposed motions to be voted on, plus the added drawing. The first motion for a vote would still be to approve a plan for the gate as quoted by Black Eagle, with associated special assessment. If that vote passes, there may be a second motion to have landowners pick RFID solution versus Clicker, if we have to choose one or the other, can't offer both.

Meanwhile I have attached the Preliminary Version of the proposal for reference, with the understanding it is NOT final, but gives a folks a flavor of the evolving high level summary.

Keith also pointed out that since the gate is a large investment, we may want to add camera surveillance on the gate to get evidence if someone comes in and tries to vandalize the pin pad or damage the gate. Since we already have a surveillance system in the package box working with the front sign camera, adding another camera set up to this would be possible for maybe \$600, by Michael's guestimate. This would be something the Board would commission outside of Black Eagle however, and could be added later if we still felt we needed it. It does not need to be part of the current plan or special assessment, and may be able to be covered by margins in the operating budget. The Board decided to table this proposal for now.

It was decided that Diane will do the Front Entry Gate presentation at the summer meeting, and present the motions. Once seconded, then there will be discussion and a vote.

- **By-Law change proposal to increase quorum size for Special Assessments:** Henry proposed a change to the increased quorum size of 60% of lots that was agreed to at the last board meeting. The change proposed was to make the quorum for Special Assessments 50% plus 1 lot, of the total lots on the ranch. For Bonner Peak's 82 lots, this would mean a quorum of 42 lots is needed to have a valid vote to pass a special assessment. This provides balance over the current situation where only 25% of lots must be represented to have a valid vote, enabling a minority of landowners lots to vote in things the majority do not want, but then prevents the reverse, where over 50% quorums can cause a minority of landowners

lots, by non- attendance, no proxies and non-response, to thwart the will of the majority. A motion was made, seconded, and passed to change the By-Law proposal for Special Assessment quorum to 50% plus one lot, of the total lots in the Association. The revised By-Law proposal is attached to these minutes.

- **Finalize Agenda for the Summer Meeting:** The Summer Landowner Meeting will be Saturday, June 13th at Livermore Church.

There was some discussion about a request by a landowner to have the By-Law change requiring a larger quorum be voted on BEFORE the Special Assessment for the Front Entry Gate is voted on, thus requiring the larger quorum to have a valid vote on the Front Entry Gate. However, since the landowners have not been presented with proposal for the larger quorum for special assessments at a landowner meeting before, it is new business, whereas the Front Entry Gate Proposal is old business. The Responsible Governance Policies based on state laws, as well as all our prior procedures we have followed state that meetings are to be conducted with old business before new business. The Front Entry Gate needs to be voted on as old business under the current By-Laws Quorum rules, and then we need to see the landowner vote on the By-Law Special Assessment quorum increase as an independent issue, as new business.

To make this a non-issue, we will challenge our landowners who care about this issue to show up to the summer meeting, or get their proxies in with voting instructions on the Special Assessment, such that for the meeting we have a greater than 50% quorum, like we had at the 2025 Winter Meeting. If this happens then we will be modeling what we are proposing in the By Law quorum change to be proposed, and we will have votes that represent a majority of total Bonner Peak lots, much more representative of landowner opinion. As history, a 66% quorum was achieved on the mail-in voting for the Front Entry Sign Special Assessment.

The latest proposed agenda for the Summer Landowner Meeting was reviewed and approved and is attached.

It was noted the board has received no notification of anyone who is

interested in applying for the open Board and ACC positions. Lisa will be sending out another memo to landowners once again encouraging them to volunteer for election, as the health of our Association depends on it.

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 meeting was closed at 8:38 PM