BPLA Board of Directors Meeting Minutes

July 16, 2026, 6:30 p.m.

Livermore Church

Board Meeting Call to Order - The meeting was called to order at 6:38 PM elected Board at 12:30 PM

1. Board members present:
   - Tom Mitchell (Treasurer)
   - Keith Gallie (President)
   - Lisa Mitchell (Secretary)
   - Donna Barthory (At Large)
   - Jim Garofalo (Assistant Treasurer)
2. Board Members absent
   - Michael Royals (Vice President)
   - Lynda Eldred (Assistant Secretary)

- Approval of June 13, 2026 Organizational Board Meeting Minutes: The minutes from the June 13 Organization Board Meeting were approved.

Road Report

Doug Gibbs was out of town, his road report is attached.

1) Equipment Summary
   a. Grader – No changes
   b. Snow Plow Truck – Completed oil change and annual emissions testing

2) Work Completed (last 30 days)
   a. Delivered and placed 182 tons (12 loads) of road base. Materials placed on BSRR. Road base purchase and placement completed for 2026.
   b. Started vegetation trimming along BSRR
   c. Repaired, removed and stored snow fences
   d. Executed contract with Griffin Merrel for contract road work

3) Work Planned (mid July to mid Aug)
   a. Complete annual grader steam cleaning (contract work)
   b. Undertake annual selective bedrock jackhammering and removal
   c. Continue vegetation trimming
   d. Continue general road, equipment and facilities maintenance

4) Continue monitoring all roads for muddy areas, significant washboards, and any other maintenance / safety issues

Jim commented that when Doug returns, he will be talking to him about an $800 repair needed for the snow plow truck, a new cable that he had inspected and that is shot, not very repairable, needs to be replaced. He proposed ordering it now to get it replaced before winter snows arrive. The board was in favor of this replacement, should fit within the current repairs budget.

Also, Jim will be investigating records as to when the grader batteries need to be replaced again. When he replaced them last time, he learned the batteries must be replaced every 9 years, or they may explode as one did before he replaced them last time. This should be tracked on Doug's maintenance log for the grader, so we get them on a regular schedule for replacement before we incur the danger of these explosions.

Member Issues and Concerns

Regular Business

- Reports of Officers:
  - President: nothing to report
  - Vice President: absent
  - Treasurer: See the attached slides with the detailed June Treasury Report. High lights were that at 49% of the year complete, we have spent 47% of the budget, and everything looks on track to complete the year with a small surplus. All assessments have been received. In June a 2nd pass of road material was put down, and in early July a last batch was delivered, so the road material budget will be show being spent by the end of July. A contract has been signed with Griffin Merrell to have him work as a contractor for BPLA, to work with the road crew. Tom continues to investigate finding a new bank for higher yield investments of our Reserves. The front runner now is Capitol One Bank. They require we provide BPLA's original IRS EIN approval document, which Tom is working to get. Once this is done, he will work with Capitol One to open an account, and transfer our Reserves in to get higher earnings. The Board was in favor of this plan.

  - Secretary: Bruce Jenkins has his property up for sale on Shadow Ridge Road.

- Additional Reports of Standing Committees:
  - ACC: ACC minutes for their June 15th meeting were sent to the membership.

    In response to our offer to the ACC to have them use the new Ranch emails for archival of ACC applications and supporting material, the ACC requested that they get a dedicated email address in our new system, for them to use for member communications, as well as archival of ACC records. The members of the committee would control this email and do all the archival operations. The ACC also requested a way for members to submit applications through our website.

The board decided it was a good idea to invest in another email account for the ACC. This will be an additional $50/year with our Bluehost services. A motion was made, seconded, and unanimously approved to purchase this extra email account, presumably to be called ACC@bonnerpeakranch.com. Lisa and Tom will be working to get this email set up and provide it to the ACC. It was discussed that the format of the archival in the email system should be consistent with the way we are archiving things in the archival email admin@bonnerpeakranch.com, so Lisa will be working with the ACC to communicate expectations.

As for requests to enhance the website to take in applications, the board agreed with Lisa that this could be fairly complicated, as she feels it is beyond her current abilities in website manipulations, and costs are hard to predict if we contract someone else, like Bluehost, to do it. Lisa also has fears that this functionality could be hard to debug, and make our website more complex and harder to maintain. The board decided not to pursue adding a function like this to our website at this time.

- ALCC: Nothing to report. Donna Bathory's horse has not been found since it's disappearance mid-June. The Board extends our sympathies to Donna on this issue.
- Neighborhood Crime Watch: Nothing to report

Old Business

- By-Law change proposal to increase quorum size for Special Assessments. A motion was made, seconded and unanimously approved to change the wording of this By-Law change to be the following:

  Exception on the above Quorum rule for Special Assessments: Special Assessments are defined as any assessment for common expenses that is not part of the annual assessments used for our yearly operating budget and reserve contributions. The quorum required to vote on Special Assessments must be at least 50 percent plus 1 of the total lots of the votes entitled to be cast on the matter.

  Lisa will produce a new version of the By-Laws with this change and send it out for Landowner Review. It will be scheduled to be voted on by the landowners at the Winter Meeting.

New Business

- Action Item from Landowner Meeting: Discuss how to conduct a Trash Study to come up with solution for cardboard recycling. We discussed whether or not we could convert one of our dumpsters to hold only cardboard, and have that hauled to the recycling center somehow. Keith took the following action items:
  - Keith to talk to Waste Management to discuss if they could provide or know of a service that could haul something the size of one our dumpsters to the Larimer Recycling Center, dump it, and return it to our dumpster area, and how much that would cost.

- Keith to call the Larimer Landfill authorities and find out where the Cardboard Recycling Center will be after the Dump is moved to its new location north of Wellington this August. He will also ask if they know of services that will haul dumpsters or trailers to the recycle center.

Meanwhile the Board decided to try an experiment with our current dumpsters, to see if one Dumpster converted to card board, with the other 3 for trash would work for the Ranch. We will put up a sign on one dumpster saying Cardboard only. Residents will be asked for a one-month period to put their cardboard does not fit in the recycling bins, or that you are not planning to take to the recycling center in that dumpster, and their other trash in the other 3 dumpsters. We would do this experiment for a month or so. Waste Management would haul the cardboard dumpster to the dump as usual, so no recycling, but by monitoring the dumpster contents we would get an idea if we could live with only 3 dumpsters for trash, and if the 4th dumpster would be sufficient to hold the normal cardboard waste BPLA residents discard each week.

- Discuss what process to use to review our Covenants to ID changes to make to bring them up to date with state laws.

  Various approaches to updating our Covenants were discussed, including whether to update them at all, but we were not ready to decide anything. We focused on the discussion of the finance charges and liens for late assessments, which is one area where the current state laws directly contradict, or add substantial regulations to what our covenants say. The Responsible Governance Policies have us covered, but there is still a desire to clean up the Covenants.

  Lisa has the action item to produce an editable copy of our covenants.
  This item will be put on the agenda for the next Board Meeting as old business to discuss further.

- For New Business at the next Board meeting, we will also add an item to discuss adding to By-Laws or Responsible Governance Policies any regulations regarding conducting landowner votes on issues with email or paper ballots collected via email or in the drop box in the package building, as it was determined we have no regulations about this in any of our current governing documents, nor is this covered in CCIOA rules. (There are laws governing it for Colorado Non-Profits Corporations, however.)

Closing of Meeting

The next meeting will be held at Jim Garofalo's residence on August 20th at 6:30 PM.

The meeting was closed at 8:34 PM.

Respectfully Submitted by

Lisa Mitchell, BPLA Secretary