BPLA Board of Directors Meeting Minutes

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

Garofalo's Residence

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

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

Approval of July 16, 2026 Organizational Board Meeting Minutes: Lynda pointed out some errors in the July 16 minutes: wrong location of meeting, plus a phrase left over from June minutes about election of officers. The Board approved the July16 meeting minutes contingent on Lisa republishing with these minutes with these two items corrected.

Road Report

Doug Gibbs reported the following:

1) Equipment Summary
   a. Grader – Completed oil replacement for drive wheel roller chains and sprockets
   b. Snow Plow Truck – No changes

2) Work Completed (last 30 days)
   a. Completed vegetation (tree) trimming, thinning and chipping along BSRR from Christmas Tree Lane to Meeter's drive (big job, Grif, Joel, and Doug)
   b. Maintained BSRR from dumpsters to top of Sawyer's Hill, Oppawsky drive to Meeter drive, and NGR from the "Y" to Walker drive
   c. Repaired storm damage at BSRR/Juniper Ridge and BSRR/Shadow Ridge intersections
   d. Replaced Package Palace locking mechanism and associated battery

3) Work Planned (mid Aug to mid Sep)
   a. Complete annual grader steam cleaning (contract work)

b. Replace grader windshield (w/ Jim G)
c. Replace snow plow truck to plow electrical connections (Jim G)
d. Weld snow plow truck receiver hitch so that rental companies will rent their trailers to BPLA (Jim G)
e. Undertake annual selective bedrock jackhammering and removal (Doug and Griff)
f. Continue general road, equipment and facilities maintenance
g. Continue monitoring all roads for muddy areas, significant washboards, and any other maintenance / safety issues

Jim commented they had some good experience with the new grader repair contractor, and will be using him to help repair the grader fuel injection leak. Jim will also be ordering the new cables for the snow plow truck, as mentioned last month, and these will be replaced before winter comes.

Jim and Doug confirmed from their memories that seemed like the batteries in the grader had not been replaced in at least the last 7 years, and will be confirming with Joel, who created the grader maintenance log, if the batteries are due for their 99-yearreplacement yet.

There was discussion of damage from the short intense storms we have gotten lately. Doug has identified 3 more spots on our roads where new culverts under the road are needed to prevent excessive ditch erosion.

Member Issues and Concerns

Regular Business

- Reports of Officers:
  - President: nothing to report
  - Vice President: nothing to report
  - Treasurer: See the attached slides with the detailed June Treasury Report. High lights were that at 58% of the year complete, we have spent 53% of the budget. Two more insurance bills came in close to forecasted budget. This increases the confidence that we may complete the year with a forecasted ~$1900 surplus.

    After more research (see attached slides), Tom now feels that USA Bank is a better choice than Capitol One for a high yield savings account for our reserves. They have local offices in Fort Collins (Capitol One actually did not), and better rates of return. The Board was in favor of this plan, so Tom will proceed with the process of setting up an account with them, and transferring our reserves into this account.

    Tom also presented a preliminary budget for 2027, to be reviewed further as we build up to the Winter Meeting. Currently he projects that the Operating Budget and Annual Assessment for next year can probably remain the same as last year, no increases forecasted. Reserve contributions is a different matter. The current reserve policy has a 2.5% annual increase assumption on target reserve amounts and contribution. Tom's proposal will include this assumption.

  - Secretary: Bob and Deseree Allison are the new owners of Jeremy Nelsons's house, 69 Juniper Ridge Rd, Lot #6.

Blue Host Web/Email services changes: Besides purchasing an additional email account for the ACC next month, we will be adding another $30/year service to protect (hide) our contact data for our two domains. This is a widespread practice to minimize identity theft, enhancing security for the domains and Bonner Peak account managers. The treasurer affirmed these will fit in the budget.

- Additional Reports of Standing Committees:
  - ACC: The ACC met August 18th, and the minutes have now been distributed to the membership. The ACC approved our proposal to get them their own email address on our Board email system to use for member communications and archival. So, Lisa will be purchasing this email in early September, so it will be on the same renewal subscription schedule as our other emails.
  - ALCC: Nothing to report
  - Neighborhood Crime Watch: Nothing to report

Old Business

- **By-Law change proposal to increase quorum size for Special Assessments**: The Board affirmed approval of the revised version distributed with the July 16 minutes. Lisa will reach out to Art specifically for a review of it before we tee it up for all members to review and vote on approving at the Winter Meeting.

- **Trash/Recycling Study**:

  Keith contacted Waste Management (our dumpster service), and representative told us they could provide a different 6-yard dumpster in place of one of our dumpsters, that Waste Management could take to the recycle center monthly for maybe $100/month. (Our current trash dumpsters cost $98.43/dumpster per month). Keith is waiting for a firm cost quote from Waste Management on what converting one to recycling would cost. This, in addition to data from the dumpster cardboard experiment (described below) will help us estimate the cost to the landowners.

  Further, as part of the overall financial analysis, Keith contacted the Larimer County Dump management, and they informed him all recycling occurs at the Recycling Center on Taft accessed now from Trilby Road). He published a link to the rates Larimer would pay for recyclables: https://www.larimer.gov/solidwaste/prices

  The rates shown show that they would only pay if a truck containing 400 pounds of a given recyclable type show up at Recycle Center. (Except for Aluminum, if brought separately, is paid $.25/lb.). We don't know if a full container of recyclables in one 6-yard dumpster would exceed 400 lbs., or how that money would be collected. (Goes to the hauler? Reduce our hauling rate?)

  Meanwhile, the dumpster experiment has been conducted for two weeks, where we asked residents to put only cardboard in the last dumpster, and regular trash in the first 3 dumpsters. So far, the experiment shows that all our weekly non-carboard trash is fitting okay in the first

3 dumpsters, and the cardboard dumpster has been ½ to ¾ full. This would suggest that we would need the Cardboard dumpster emptied once every 2 weeks, instead of monthly. Further, the sample size is too small to really draw any conclusions

Last week it was noticed that one garbage bag of trash was put in the Cardboard dumpster, too, though for the most part the Cardboard dumpster contained all cardboard.

Gut feel so far is that adding a recycling dumpster to replace one of our trash dumpsters will NOT be cost neutral. Getting any significant reimbursement for recyclables seems unlikely, and the recyclable dumpster would need to be emptied every 2 weeks, thus increasing the cost.

Keith has the action item to find out what happens if the cardboard dumpster gets contaminated with certain amounts of regular trash. Do we get penalty fee's if this happens? When does the load get rejected, and the recyclables all go to the landfill?

Keith will also ask Waste management to quote the costs for hauling a 6-yard dumpster twice a week, instead of monthly.

Reprising an alternative strategy of how we might attack recycling improvement, Michael had made a proposal that we dedicate a flatbed trailer specifically designed for cardboard collection and haul it ourselves. Keith asked if we could get a cost estimate for putting a suitable box on Michael's trailer for cardboard, should we try to do this outside of Waste Management.

Lisa will get bright colored paper for the sign on the Cardboard Only dumpster, to make the Cardboard Only sign more visible, as Lynda suggested.

The Board felt that setting up a service like this, should we get reasonable cost estimates, should have a plan presented to landowners and voted on at the Winter Meeting, especially if it increases our Operating Budget.

- **Discussion of changing Covenants to comply with current state laws**

  Art Aplanalp provided us with a clean editable copy of the Covenants in Microsoft Word.

  We discussed some more that Article V, Section 3. Interest part of the Covenants should be changed to eliminate the specification of the amount of interest and reference the Responsible Governance policies which specify this in sync with State Law. Or alternatively we could eliminate Section 3 entirely, and have the late Assessment interest charges be defined only in the Responsible Governance Policies.

  Michael Royals volunteered to take the action item of using an AI application he has to compare the Covenants to the Responsible Governance policies, and find all the inconsistencies. This could give us a good starting point to decide what other things need changing.

New Business

- Should we add a section in the By-Laws to describe regulations for conducting landowner votes off-cycle of all member meetings (meaning being able to conduct landowner votes by distributing ballots to all landowners (via email, postal mail, package building), which they would fill out and return to the board, via email, postal mail, drop box.)?

  The Board agreed that we want to add procedures and documentation to cover this since we have used it in the past. Covenant amendments, Front sign Special Assessment are two big examples. There are rules DORA publishes, that adhere to Colorado non-profit corporation laws that govern this.

  One issue discussed is how would we would ensure that there is only one vote per lot, and that multiple owners of a lot don't submit multiple votes. Various ideas were floated but this will require additional iteration as no consensus emerged on how to enforce.

Closing of Meeting

The next meeting will be held at Michael Royal's residence on September 24th at 6:30 PM.

The meeting was closed at 8:42 PM.

Respectfully Submitted by

Lisa Mitchell, BPLA Secretary