



BPLA Board of Directors Meeting Minutes

September 24, 2026, 6:30 p.m.

Royal's Residence

Board Meeting Call to Order - The meeting was called to order at 6:33 PM

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

Approval of August 20, 2026 Organizational Board Meeting Minutes: The August 20th Board Meeting Minutes were approved.

Road Report

Doug Gibbs was absent, but submitted the following report by email:

- 1) Equipment Summary
 - a. Grader – No changes
 - b. Snow Plow Truck – No Changes
- 2) Work Completed (last 30 days)
 - a. Maintained Obenchain and BSRR – Repaired storm damage in various locations
 - b. Cleaned water turnouts along BSRR
 - c. Replaced second Package Palace battery (lighting)
 - d. Removed last tree trunks along BSRR (too large to chip)
 - e. Reviewed Geoff Drummond proposed work on Red Bear Road
 - f. Set winter plow schedule
 - i. Oct – Bill See
 - ii. Nov – Doug Gibbs
 - iii. Dec – Tracy Kastle
 - iv. Jan – Joel Meeter
 - v. Feb – Doug
 - vi. Mar – Joel
 - vii. Apr – Tracy
 - viii. May – Bill

- 3) Work Planned (mid Sep to mid Oct)
- a. Snow plow truck (all Jim G)
 - i. Replace two snow plow electrical connection cables
 - ii. Weld snow plow truck receiver hitch
 - iii. Replace heated wiper blades
 - b. Grader
 - i. Complete annual steam cleaning (contract work)
 - ii. Replace grader windshield (w/ Jim G)
 - c. Undertake annual selective bedrock jackhammering and removal
 - d. Continue general road, equipment and facilities maintenance
 - e. Continue monitoring all roads for muddy areas, significant washboards, and any other maintenance / safety issues

Jim provided an update on the Grader windshield saying it is being made at Black's Glass, but is awaiting the seal which had to be ordered and which should come in tomorrow, before the new windshield can be completed and then installed.

Jim found there were also some complications with replacing the snow plow harness and with welding the snowplow truck receiver hitch, but Jim found ways around those, so that the goals of getting the harness connections reliable and getting the hitch stronger so it can haul rental equipment will be met.

In addition, the Contractor will be called in to help replace some leaking hydraulic lines and adjust the Grader timing.

Jim also mentioned that we should consider a DIY solution to cover our fuel tanks to minimize water condensation, which can cause fuel freezing problems in winter. He will be talking to Doug about this.

Jim also reported Dave Abramoff (who used to live and work on the ranch) is selling his Bobcat now, and wondered if Bonner Peak would want to buy it. The Board concluded we have a similar solution set up with William See's Kubota, which we would contract when needed, and the \$50K price Dave would want is pretty high, plus the effort of someone keeping and maintaining and driving this vehicle.

Finally, Jim recommended the key to the package building needs to be changed to avoid wearing out the key pad. The Board agreed, but wanted to do it after the new year, in 2027. The process will be to post signs inside the package box at least a month in advance to let residents and delivery people to know what the new code will be and when the code will be changed. As always, we will send emails and do web postings for the membership.

Member Issues and Concerns: None reported.

Regular Business

- Reports of Officers:

- President: nothing to report
- Vice President: nothing to report
- Treasurer: See the attached slides with the detailed August Treasury Report. High lights were that at 68% of the year complete, we have spent 58% of the budget. We forecast a ~\$1600 surplus. This reflects the good work of Doug to control the road expenses and the continued participation of ranch volunteers to perform repairs at no or sharply reduced costs.

Tom has started the process of applying for an account at US Bank, where we will transfer our reserves to earn a higher interest rate.

Tom presented a first pass 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 may be able hold to the total of this year without an increase. For the operating budget, key factors include what surpluses we observe this year and predicted behavior of fuel/insurance costs. The goal would be to shift budget from underspend categories to cover expected increase areas. If it looks too tight, Tom predicts a \$50/lot increase would provide the necessary room. Related to reserve, the transition to a higher yield savings account improves the outlook. Using a conservative estimate of a 3% return we stay ahead of inflation, we also feel that the current reserve contribution from the membership could remain the same as last year, and we would meet our savings goals for the new grader in 2036. Jim's opinion was that with ongoing repairs as we have made in the past, it would last that long.

Finally, discussion by the board led to the conclusion that we need to keep our eye on replacement grader cost. Tom will work with the Road Crew to periodically audit grader costs and confirm they remain consistent with our reserve goal.

- Secretary: The new email for the ACC has been purchased, but no one from the ACC has responded to the secretary's emails as to who will be setting up and operating the new email. Lisa will be emailing the team again to get a response, so she can launch the password reset to them.

The secretary asked if we should add our Bonner Peak emails for president and treasurer to our public facing key contacts page, but it was pointed out the phone numbers should be sufficient, and posting emails to the public invites hackers.

- Additional Reports of Standing Committees:
 - ACC: The ACC met September 16th, and the minutes have been distributed to the membership.
 - ALCC: Nothing to report
 - Neighborhood Crime Watch: Nothing to report

Old Business

- **Trash/Recycling Study:**

Keith contacted four different waste management services (see list below), and they all said they would not provide a recycle service to us to take one dumpster full of cardboard to the recycle center. (They do not provide this service to rural areas):

Waste Management (our current provider) - no service

Republic - no service

Mountain Waste - no service

Waste Connections/Ram - doesn't think so, request forwarded to appropriate dept

Keith also identified recent Colorado legislation, parts of which do not take effect for another year, that may compel some garbage servers or some businesses to offer this service to us.

See Recycling Legislation link:

<https://leg.colorado.gov/bills/hb22-1355>

But we must conclude that for now, we have no solution we can hire to provide cardboard recycling.

Keith plans to keep trying some more to find a service that would haul the cardboard for us, but in the meantime, it seems the only alternative we have is to build our own solution. There is a working proposal to replace one dumpster with a modified flatbed trailer Michael is willing to donate, and develop a plan to haul it to the recycle center. To make this practical, the proposal includes modifying the trailer with a powered belt such that the cardboard could be effortlessly unloaded.

Meanwhile, the dumpster experiment has been conducted for 7 weeks, where we asked residents to put only cardboard in the last dumpster, and regular trash in the first 3 dumpsters. So far it has shown that our cardboard fills half to $\frac{3}{4}$ a dumpster every week, and if boxes broken down and flattened, probably would have even more space. Also, the other 3 dumpsters are usually $\frac{1}{2}$ to $\frac{3}{4}$ full, so it seems the associations non-cardboard trash is fitting in only 3 dumpsters okay.

This data could support having a cardboard trailer with similar capacity needing to be dumped only once a month, and at most twice a month.

The Board decided we will continue the current dumpster experiment through Christmas, to get a better feel for the seasonal peak of cardboard and garbage.

Michael volunteered to lead the effort of getting cost estimates for putting a cover on his flatbed trailer, and adding rollers, to aid the unloading of the cardboard at the recycle center. He will lead the development of a plan to present at the Winter meeting on how such a solution would work, how much it would cost to build, and how much it would cost to operate, with fuel costs, trucks, employees.

Gut feel so far is still that adding a cardboard recycling trailer to replace one of our trash dumpsters may not be cost neutral to our budget. Need to weigh landowner sentiments on whether benefits to the environment, keeping material out of the landfill is worth some extra cost and effort, as well as collectively saving all the owners who do recycle the effort of all their individual trips to the recycle center with cardboard.

The Board felt this should be a topic at the Winter Meeting to present some costs and get a straw poll on whether landowners would be interested in supporting the plan presented.

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

Michael provided a document from the AI he uses, “Claude” that provided a thorough analysis of our Covenants and By-Laws versus State Laws, and came up with a long list of conflicts, as well as some internal inconsistencies. It was discussed at the meeting that not all the areas identified made sense to pursue, and we needed a 2nd pass with Claude, giving the AI instructions to ignore some things, and get down to a smaller list of the higher priority things to pursue. Keith had a thorough mark up of the document to give to Michael for this second pass, which will be reviewed at the next meeting.

Our plan is to be able to report on our progress of this activity at the Winter Meeting, but we anticipate it will be several months before we would decide on a set of changes to propose to the residents that would clean up a set of issues with legal compliance.

- **Review straw dog proposal for 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 drop box)**

This topic was deferred to the next board meeting, due to time devoted to discussing the AI suggestions for Covenant Changes.

New Business

- Winter Meeting Planning. The Board decided the Winter Meeting will be held Saturday, December 12. Lisa will call the Livermore Church and make sure we can reserve this date. Lisa did not get to preparing an Agenda for the Winter Meeting, this will be deferred to the next Board Meeting.

Closing of Meeting

The next meeting will be held at the Mitchell’s residence on October 22nd, at 6:30 PM.

The meeting was closed at 8:52 PM.

Respectfully Submitted by
Lisa Mitchell, BPLA Secretary