

BPLA Board of Directors Meeting
September 21, 2023
Rehm Residence

Board Meeting Call to Order

The meeting of the Board was called to order by the President at 6:31 p.m.

Board Members Present

John Eldred
Tom Frey
Keith Gallie
Stefanie Merrell
Tom Mitchell
George Rehm
Michael Royals

Road Crew

Doug Gibbs

The minutes from the August 2023 Board meeting and Special Board meeting were approved.

Member Issues and Concerns

There were no member issues or concerns to be considered

Road Report - Doug Gibbs

- 1) Equipment Summary
 - a. Grader – Replaced fuel filter
 - b. Snow Plow Truck – No changes
- 2) Work Completed
 - a. Maintained roads – Various locations on Granite View, Obenchain, BSRR, North Greyrock, Juniper Ridge, and Shadow Ridge
 - b. Removed hazard rock and debris from emergency vehicle turnout east of Kaufman drive - Obenchain

3) Work Planned (mid Sep to mid Oct)

- a. Prepare for winter snow plow operation. Operator schedule:
 - i. Oct – Doug Gibbs
 - ii. Nov – Joel Meeter
 - iii. Dec – Tracy Kastle
 - iv. Jan – Bill See
 - v. Feb – Tracy
 - vi. Mar – Doug
 - vii. Apr – Joel
 - viii. May - Bill
- b. Install Snow Fence(s) at potential major drift locations
- c. Trim vegetation for safe vehicle and equipment access
- d. Continue road maintenance which includes pulling ditches, removing oversized rocks and washboard, re-crowning and compacting roads, and cleaning culvert inlets/outlets
- e. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues
- f. Prepare to open and maintain Deer Valley between Rehm's driveway and potential new owner of Lot 67. Work scope and schedule TBD.

Road Related - Michael has finally found a contact for someone at Lumen. He has agreed to have a tech come out and see the places that the telephone cable is not buried properly and try and work out a plan to have it installed properly. Doug Gibbs will be the point person for this person and project.

Regular Business

Reports of Officers

President - No report

Vice President - Presented latest information from CDOT in regards to a turning lane to enter the Ranch. CDOT has completed a safety study and identified the need for a turn lane to the Ranch. At this point they have a concept for this project and it will be prioritized

based on the data they gather data and public input. This is a huge step forward for this critical need.

Comments should be sent to us287safetystudy@gmail.com

More information is also available at the website :
<http://www.codot.gov/projects/studies/us287tedstowyoming>.

An email will be sent to all ranch residents encouraging them to send in their comments.

Treasurer - Budget is basically on track. Road budget is over in road base but under in other areas so should be fine.

We are offering a settlement to Lumen for the repair to the broken phone line. This is an unplanned expense so may have to transfer some funds.

We are very close to a final number for the front entrance.

Secretary - Needs to get contact info for new owners.

Reports of Standing Committees

ACC - The ACC had no submissions and did not meet

ALCC - No report

Neighborhood Crime Watch - No report

Old Business

Update on Front Entrance - Stamped engineering drawings have been given to the General Contractor, Empire for rebid. Also waiting on final price for landscape rocks. A few final details are still being worked through i.e. light fixture, letter color etc.

Survey needed for easements for the sign are completed and our attorney is drawing up the agreements between the BPLA and the Abrahamsons and Cuningham.

It is hoped that final prices and details can be worked out in the next week or two to be able to send the new price to the membership for a vote.

Update on Century Link/Lumen billing dispute

Art Abplanalp has drafted a letter denying any liability but offering to pay for the repairs only. It was decided that this letter, signed by Michael will be sent as drafted.

New Business

New Owners/Lot sales updates

- Closing Date: September 19, 2023
Current Owner(s): Della Marie Garelle
New Owner(s): Mary Elizabeth Tomsick
Property: 93 Juniper Ridge Road, Laporte, CO 80535-9700
- Date of Closing: October 05, 2023
Present Owner (Seller) JASON D. CUNINGHAM AND JENNIFER L. CUNINGHAM
Buyer: JOEL JOHNSON
Property Address: 66 JUNIPER RIDGE ROAD, Laporte, CO 80535

Arrange next Board meeting

Next Board Meeting - October 19, 2023 6:30 p.m. at Royals residence.

Meeting adjourned at 8:20 p.m.