



BPLA Board of Directors Meeting
October 19, 2023
Royals Residence

Board Meeting Call to Order

The meeting of the Board was called to order by the Vice President at 6:35 p.m.

Board Members Present

John Eldred
Tom Frey
Keith Gallie
Tom Mitchell
George Rehm
Michael Royals (via phone)

Board Member Absent

Stefanie Merrell

The minutes from the September 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 (via email)

Equipment Summary

- a. Grader – No changes
 - b. Snow Plow Truck – No changes
- 2) Work Completed
- a. Maintained roads – Various locations Obenchain and BSRR
 - b. Installed snow fence – BSRR near Oppawsky drive
 - c. Coordinate utility locate – BSRR from gate to Shadow Ridge
- 3) Work Planned (mid Oct to mid Nov)
- a. Prepare for winter snow plow operation – Connect plow, put on tire chains, verify all equipment is ready for winter operation
 - b. Install snow fence near front gate
 - c. Continue road maintenance

- d. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues
- e. Prepare to open and maintain Deer Valley between Rehm's driveway and potential new owner of Lot 67. Work scope and schedule TBD.

Regular Business

Reports of Officers

President - No report

Vice President - Contacted insurance carrier to request updated cost to reflect new front entrance for 2024 Budget

Treasurer - No surprises in September, budget is on track. Will be paying our annual donation of \$1000 to the Livermore Fire department

Secretary - Abrahamson's are reviewing the easement agreements and the surveyor is changing the survey for lot 1 (formerly Cunningham's) to reflect the new owner, i.e. 66 Juniper Ridge LLC.

Reports of Standing Committees

ACC - The ACC approved the repainting in the same color for lot 23 via email.

ALCC - No report

Neighborhood Crime Watch - No report

Old Business

Update on Front Entrance - Voting is underway for approval of new assessment. It appears we will have a quorum. Will send out a reminder for people to vote. Lisa Mitchell has volunteered to count the votes with another non-board member.

Lighting for the sign that meets county regulations is still being investigated.

The Board agreed to ask Doug Gibbs to be the Project Coordinator and be the contact person between the contractor and Board.

It is expected that the contractor is going to bill monthly so Tom Mitchell does not see any cash flow problems especially since our history is that folks generally pay the assessments timely.

Update on Century Link/Lumen billing dispute

Century Link has been out and shown all the locations where the telephone line was not buried properly and we are waiting now for the manager from Denver to put together a plan to address this problem. Consequently, the attorneys for Century Link said they will address this in 90 days.

New Business

Arrangements for Winter Meeting

Preliminary date for the winter meeting is December 9, 2023 if the Livermore Community Church is available. Keith will follow up for reservation.

Agenda items for Winter Meeting

This was delayed until next months meeting

Consider options related to Dumpster overfilling

As a result of the recent charge by our provider for overfilling and generous work by several residents more recently to mitigate some overfilling it was noted that we have no real recourse for preventing people from overfilling the dumpsters. The suggestion was made that we draft a policy and present to the membership a policy that would become part of the operating procedures. This document would outline again the permissible items that are allowed in the dumpsters, as well as dumpster courtesies such as breaking down cardboard boxes. It would also allow for the association to recoup from violators of the policy for any overcharges related to overfilling that might be charged by the dumpster providers.

It was also suggested that a new sign be posted, outlining the dumpster policies.

Camera surveillance was also discussed.

Discuss 2024 BPLA Budget

Tom presented his projection of our year end budget. At this point, barring any unforeseen expenses, we could end up with a surplus of about \$5000. This would also indicate that next years budget could remain about the same as the current year.

Given this preliminary projection and given the fact that there will be an assessment for the new front entrance this year, the Board decided that **IF** we do end up with something like a \$5000 surplus, this will go to the reserves in lieu of the normal \$100 annual reserve assessment for this year only.

I was noted that the compensation for the road crew, whom all agreed are doing a phenomenal job, has not changed in a number of years. Tom was tasked with seeing what the impact on the budget would be if the road crew compensation was increased.

Tom also asked that the General Reserve be raised from the existing \$2000 to \$5000 as he felt that \$2000 was not adequate for extraordinary expenses. This will be presented to the membership.

Arrange next Board meeting

Next Board Meeting - November 16, 2023 6:30 p.m. at Gallie's residence.

Meeting adjourned at 8:25 p.m.