

**Winter Meeting of the Bonner Peak Landowner's Association
Livermore Community Church
Saturday December 9, 2023**

Meeting called to order

The winter meeting of the Bonner Peak Landowner's Association was called to order by the president at 9:03 am.

The secretary reported that a quorum of 30 lots, represented by owners or proxy was present.

The president welcomed the members and reported that Jacques Rieux, a long time Ranch resident, had passed away. Our sympathies go out to Donna Bathory.

Introduction of Members present.

Front Entrance Project Report

Doug Gibbs, the project manager, reported that an agreement has been signed with Empire Carpentry to act as General Manager.

Project has been submitted to ACC for approval

Necessary easement has been granted by the affected lot owner.

A permit from the county has been applied for and denied. Project is too close to the road and the height of the sign is too high. The top of the sign (not the structure) can't be more than 6' above the ground. BPLA is appealing this ruling to the Larimer County Commissioners.

It is estimated that this appeal process will take some 60 days

Road Report

Resource Update (last 6 months)

- a. Road Crew members – Joel Meeter, Bill See, Tracy Kastle, Doug Gibbs
- b. Road Grader – 1981 John Deere
 - i. Changed fuel filter
 - ii. No major repairs planned. Current grader should be OK for approximately another 9 years if it is maintained appropriately; which is the Crew's ongoing plan. Main issue with maintaining our current grader is finding parts as it is 42 years old.
- c. Truck/Snow Plow – 2008 Ford F350
 - i. Truck troubles include engine going into limp mode during plowing operations difficulty starting in cold weather and Death shimmy at highway speeds

- ii. Took truck into shop but they couldn't find problem
- iii. Filled truck with new gas from town - seems to run fine
- iv. Problem may have been old gas from ranch tank
- v. Will replace ranch gas with fresh

New snow chains to be purchased in 2023

2) Work Completed (last 6 months)

- a. 2023 Road Base delivery summary - Purchased, delivered, and placed 681 tons over 6 days. We paid \$115/hr for trucking and \$25/ton for materials. Most was placed on Obenchain from far west end of Obenchain to Meg Parker's driveway. Minor amounts were also placed on Deer Valley, Shadow Ridge and BSRR, NGR, Towhee Ridge, Granite View, and Red Bear.
- b. Removed old (muddy) material and replaced it with clean rock in front of the USPS boxes
- c. Placed additional clean rock in the Dumpster / Package Palace area
- d. Removed hazard rock and debris from Obenchain emergency vehicle turnout east of Kaufman driveway
- e. Completed Package Palace landscaping
- f. Installed temporary snow fences at Oppawsky driveway/BSRR and immediately north of the front gate/cattle guard.
- g. Continued annual culvert inspection and cleaning - There are approximately 80 "Ranch owned" culverts that cross under our Ranch roads. As a reminder it is each individual property owner's responsibility to clean, maintain, and mark their driveway culverts.

3) 2024 Plan

- a. Maintain Ranch equipment including the grader, snow plow truck, fuel tanks, front cattle guard, culverts, T posts, signage, lighting, Package Palace, and the dumpster/mail box areas in general
- b. Continue with the "Original Plan" (which is to cover all roads at least one time with road based once every 8 years). Planned placement locations in 2024 are Obenchain west of Meg Parker's driveway, Towhee Ridge, Deer Valley, and various locations along BSRR.
- c. Continue Road Crew member training so that we can continue to provide safe equipment operation and maintenance, ensure our equipment lasts as long as possible, ensure our road base investment stays on the roads
- d. Selectively clear encroaching vegetation to provide safe and passable roads for residents, guests, contractors and emergency response
- e. Monitor roads for muddy/icy areas, significant washboards, any other maintenance / safety issues
- f. Continue BPLA owned culvert inspection and cleaning
- g. Remove temporary snow fences in the spring

4) Friendly Reminders

- a. As a maximum, drive 25 mph

- b. Slow down to a crawl when passing people on the roads who are riding horses, walking, running, riding bikes, walking dogs
- c. Washboard prevention - Put your vehicle into 4wd when crossing the cattle guard and driving onto the Ranch. This does help prevent washboards and therefore lowers our maintenance costs. Washboards are mainly caused by driving too fast and accelerating on corners going either uphill or downhill.
- d. Purchase winter tires
- e. Winter Access - When a large storm is predicted and you need to get off the Ranch, park at the end of your driveway.
- f. Remember that uphill traffic has the right of way. When there is limited room to pass, give way to uphill traffic and especially when the roads are snowy.

287 Safety Study Update

It was hoped to have a report by now of results of the 287 Safety Study, especially in regards to a turn lane for the ranch. As yet no report has been issued. When the report is issued, it should be available at:

www.codot.gov/projects/studies/us287tedstowoming

Proposed Budget for 2024

Operational Budget:

We should end the year with a surplus of around \$5000, primarily in savings from the new dumpster provider and little snow storm plowing

We received a nice thank you letter from the Livermore Fire Protection District for our annual \$1000 donation. And we give a huge **Thank You** to all of our neighbors who serve with the LFPD.

Reserve Accounts:

We have about \$42,000 in reserves. \$2000 in General Reserves, \$6000 in Snow Storm reserves and \$34,000 in Equipment Reserves

The Board has authorized that the General Reserve account target be increased to \$5000 from it's current target of \$2000.

The current expected surplus will be split half to the General Reserve and half to the Equipment Reserve.

2024 Proposed Budget

Because of the expected surplus this year which will be added to our reserves, we will forgo the annual \$100 assessment for Reserves for 2024.

A motion was made to not collect the \$100 assessment for 2024, the motion was seconded and approved unanimously.

Because the savings we have seen from our new dumpster provider will result in a lower annual budget for the dumpsters going forward, some of this savings will go toward raising the rate we pay our road crew from \$30/hr to \$35/hr.

We will hold the 2024 budget at the current 2023 levels, so there will be no increase in the assessment for the coming year.

A motion was made to approve the proposed 2024 budget with the Board having the authority to move funds between accounts as might become necessary and that the assessment for the 2024 budget can be paid in two installments, The motion was seconded and approved unanimously.

Dumpster Issues

Everyone is asked to please help us keep our dumpster costs within budget by not overfilling (they are overfilled if the lids won't shut completely). Waste Management films overfilled dumpsters, picture above, and charges us an overfilled charge when the lids don't shut down.

If you can't take your cardboard boxes to the recycling center PLEASE break them down. Unbroken boxes are a big part of overfilling, because they don't leave room for anything else.



