

BPLA Board of Directors Meeting Agenda
November 16, 2023 6:30 pm
Gallie Residence

Board Meeting Call to Order

The meeting was called to order by the president at 6:30 pm
The minutes from the October Board meeting were approved

Board members present

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

Board members absent

Tom Frey

Road Crew member present

Doug Gibbs

Member Issues and Concerns

A member reported an unknown ATV speeding on the Ranch

Road Report

Equipment Summary

- a. Grader – No changes
 - b. Snow Plow Truck – Replaced fuel filter, installed chains and plow
- 2) Work Completed
- a. Maintained roads – Various locations along BSRR
 - b. Installed snow fence – At gate
 - c. Removed old fence and installed temp livestock fence - At gate
- 3) Work Planned (mid Nov to mid Dec)

- a. Snow plow as necessary
- b. Continue road maintenance as weather allows
- c. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues

Regular Business

Reports of Officers

President - no report

Vice President - contacted insurance carrier regarding rates for 2024 budget

Treasurer - Budget is on track. It continues to look as though we will have a surplus by the end of the year.

Secretary - Discussion of how long to keep ballots from recent assessment vote.

Updated, as of November 1st, directory has been posted to the Bonner Peak Ranch website.

Additional Reports of Standing Committees:

ACC - no report

ALCC - no report

Neighborhood Crime Watch - no report

Old Business

Update on front entrance construction process

Doug Gibbs, the Project manager, noted that there were very likely going to be some decisions come up as the project moves forward that will need the Boards approval. In order that these decisions can be made timely, and not have to wait for a scheduled Board meeting, the Board will handle these via email as they arise. Retained emails will document the Board's decisions.

Regarding the submission to Larimer County of our application for a building permit, the County said that the height of our sign does not meet County guidelines. Doug to meet with county official to discuss since in all previous discussions with the County when they were shown the actual plans, the sign height was never mentioned as an issue.

The Board expressed it's appreciation for the timely and informative updates that Doug has regularly sent to the Board. These updates will be condensed and

included in the minutes from here forward.

New Business

The treasurer requested that the Board consider raising the General Reserve Fund to \$5000 as opposed to its current limit of \$2000. As an example, without a budget surplus, the pending bill from Century Link (which could be \$3000 to \$4000 depending on negotiations) could not be covered by the existing limit and would necessitate moving money from one of the other Reserve accounts. However, because of our Operating Procedures, money can not be moved from one Reserve Account to another without approval of the membership. Recognizing that the intent of the Operating Procedure is to limit the discretion of the Board, it was still felt that the current limit in today's economy is too low. Therefore the the Board voted to increase the General Reserve to \$5000. Filling the General Reserve to the new limit will commence in 2024 and will be shared 50/50 with bolstering the Equipment reserve.

Final planning for the December landowner meeting.

Tom presented the proposed budget to 2024, showing no increase for 2024. Because of some ongoing cost savings such as the reduced dumpster fees, this budget includes an increase for the road crew from the current \$30/hr to \$35/hr. The proposed budget will be sent to the members prior to the winter meeting.

On the agenda for the winter meeting will be:

- Update on the 287 Safety study
- Update on the Front Entrance Project
- Road Report
- Reminder of proper dumpster use to avoid overcharges
- 2024 Budget Proposal and Approval Vote of Landowners

Arrange next Board meeting

The next meeting will be

The Winter Meeting to be held at Livermore Community Church on December 9, 2023.

Registration is at 8:00 am

Meeting starts at 9:00 am

Meeting was adjourned at 8:30 pm