



BPLA Board of Directors Meeting Agenda

March 21, 2024 6:30 pm

Gallie Residence

Board Meeting Call to Order

The meeting of the BPLA Board of Directors was called to order by the president at 6:30 pm

Board Members Present

John Eldred

Tom Frey

Keith Gallie

Stefanie Merrell

Tom Mitchell

George Rehm

Michael Royals

Board Members Absent

None

Road Crew Members Present

Doug Gibbs

A motion was made to approve the minutes of the February Board meeting, The motion was seconded and approved unanimously

Member Issues and Concerns

There were no member issues or concerns brought before the Board.

Road Report - Doug Gibbs

Equipment Summary

- a. Grader – No changes
- b. Snow Plow Truck – Engine issues continue. Engine will not rev past approx. 3k rpm. Diagnostics/repairs started
 - i. Removed and verified throttle body was OK
 - ii. Ordered 8 new coils (1 for each cylinder) – Approx \$350

- iii. Ordered new PCM (computer) – Approx \$300
- iv. Drop gas tank and check fuel pump to be completed this week
- v. Fabricate and install new blade “skid shoes”
- vi. Estimate repairs by Jim – Approx 20 hrs

2) Work Completed

- a. Maintained roads
 - i. BSRR – The Cut to Noonan drive, Y to Pagliotti drive, Oppawsky drive to Meeter drive
 - ii. Deer Valley – Select bottom of hill to BSRR
 - iii. Granite Ridge - All
 - iv. Juniper Ridge – All
 - v. Shadow Ridge – Obenchain to south end
 - vi. N Greyrock – Various Frey drive to Towhee Ridge
 - vii. Obenchain – Gallie drive to north of Royals drive
- b. Plowed snow – During the Mar 14-15 storm
- c. Miscellaneous – Repaired truck tire chains and snow fences, installed fuel tank vehicle bumper and reflectors
- d. Ordered 150 gallons unleaded – Estimated at \$600-\$700

3) Work Planned (mid Mar to mid Apr)

- a. Continue diagnosis and repair of snow plow truck engine
- b. Change grader oil and filters, lubricate
- c. Plow snow as necessary
- d. Continue road maintenance as weather allows (vegetation trimming and culvert cleaning)
- e. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues

- f. Plan for 2024 road base placement locations

Regular Business

Reports of Officers

President

No report

Vice President

No report

Treasurer

The budget is on track, there have been no surprises. Most of the annual assessments have been received with a few exceptions now being charged interest.

The Special assessments are all in with the exception of one owner whom the treasurer is working.

Secretary

No report

Additional Reports of Standing Committees

ACC

See minutes of March meeting attached

ALCC

In the interest of safety for the free range horses and wildlife, the ALCC will contact owners who have wire fencing that is coming down and becoming hazardous to animals.

Neighborhood Watch

No Report

Old Business

Front Entrance Project

Larimer County is projecting that the permit for the new front entrance sign will be granted about April 4, 2024. Empire Carpentry (our contractor) reports that they should be able to begin construction shortly thereafter, weather permitting.

Our appeal to have both the height of the the sign and location of the new Front Entrance remain as designed were approved by the Larimer County Commissioners on March 11, 2024. As a result of this approval we were able to reapply for the building permit which was granted on April 5, 2024. The contractor, Empire Carpentry has set a start date of April 22, 2024 with completion projected in about 60 days. The project will be built in accordance with the design approved by the membership.

Replacement of Road Signs

After numerous phone calls by Keith, he is still waiting to hear back on whether the country will supply new road signs for the ranch to replace those that are badly deteriorating and if they will, what the cost might be.

New Business

Highway 287 safety study update

The Highway 287 safety study has been released and turning lanes for Bonner Peak Ranch are in the top 10 of CDOT's priorities. However, Doug Gibbs pointed out that he is aware of two fatal crashes that occurred very near the entrance to the ranch that were not included in this study. Since the study gives much weight to serious crashes, Michael forwarded this information to CDOT in hopes that might move the urgency of turn lanes up.

Changes to the Administrative Operating Procedures

The Board voted to make the following changes to the Administrative Operating Procedures:

1. Adding the use procedures for the new Dropbox, located in the Package House. These guidelines have been sent to the membership.
2. Change the wage rate for the Road Crew to \$35/hr as approved by the membership at the Winter meeting for the 2024 budget
3. Increase the amount of money that can be kept in one back account from the current \$100,000 to \$250,000. The maximum insured by the FDIC
4. Change the rate of interest that we can charge on delinquent

assessments to 8% to comply with Colorado law.

Document Repository Solutions

There was a discussion about how efficient our document retention system is and whether it meets our practical and legal needs. There are now available newer systems i.e. the cloud, that may serve us better than what we have been using.

Tom Michell volunteered to put together a committee to look into this issue. If you are interested in helping with this, please get ahold of Tom at 970-412-8347 or Treasurer@bonnerpeakranch.com

Arrange next Board meeting

The next Meeting of the BPLA Board will be held on April 25, 2024 at 6:30 pm at the home of Michael Royals.

Closing of Meeting

The meeting was adjourned at 7:43k pm