



## BPLA Board of Directors Meeting Agenda

April 25, 2024 6:30 pm

Royals Residence

### **Board Meeting Call to Order**

The meeting was called to order by the president at 6:35 pm

The minutes from the March meeting were not able to be approved as a quorum of the Board was not present.

Additionally, no official actions by the Board were able to be taken with the lack of a quorum.

### **Members Present**

Michael Royals

Tom Mitchell

George Rehm

### **Members Absent**

John Eldred

Tom Frey

Keith Gallie

Stefanie Merrell

### **Member Issues and Concerns**

There were no Member issues or concerns reported.

### **Road Report - Doug Gibbs (via email)**

#### 1) Equipment Summary

a. Grader – Started annual maintenance

b. Snow Plow Truck – Engine issue corrected. New fuel pump installed.

#### 2) Work Completed

- a. Maintained various locations on:
    - i. BSRR
    - ii. Towhee Ridge
    - iii. Deer Valley
    - iv. Granite Ridge
    - v. Juniper Ridge
    - vi. Shadow Ridge
    - vii. Obenchain
    - viii. N Greyrock
  - b. Road Base – Delivered and placed approximately 386 tons of material to various muddy locations throughout the Ranch.
- 3) Work Planned (mid Apr to mid May)
- a. Continue deliver and placement of remaining road base
  - b. Complete annual grader maintenance
  - c. Repair snow plow truck struts and tie rods
  - d. Manufacture new shoes for the snow plow blade
  - e. Plow snow as necessary
  - f. Continue road maintenance as weather allows (vegetation trimming and culvert cleaning)
  - g. Monitor roads for muddy areas, significant washboards, and any other maintenance / safety issues

## **Regular Business**

### **Reports of Officers**

#### **President**

No report

## **Vice President**

No Report

## **Treasurer**

Although the budget thru March is on track, there are some higher than anticipated expenses due for the snowplow repairs which will show up in April.

## **Secretary**

An up to date member directory has been posted to the website.

## **Additional Reports of Standing Committees**

### **ACC**

No report

### **ALCC**

The paper work for the newest horses on the ranch is up to date.

### **Neighborhood Watch**

No report

## **Old Business**

### **Front Entrance Project**

Construction on the Front Entrance Project has begun. First invoices contain some additional costs related to the appeal process and inflationary costs related to the delays in getting started. Because there are now no anticipated costs related to weather delays and the fact that there is some contingency built into the estimate, these additional costs should be covered.

### **Replacement of Road Signs**

In conversation with Larimer County, it was learned that the lettering process on the road signs used on the ranch was an experiment. Since this process was found to be unreliable, the County is going to replace all the Ranch signs at no cost.

### **Document Repository Solutions**

Tom Mitchell and John Dettenwanger continue to explore solutions to our record retention.

## **New Business**

### **Replacing dumpsters with wind and animal proof models**

Based on an inquiry from one of our members, Bob and Jessica Dabkowski, Tom Mitchell contacted our dumpster provider, Waste Management to ascertain what impact replacing our dumpsters with wind and animal proof models would have on our budget. Then, to everyone's surprise, our dumpsters were suddenly being modified to a wind and animal proof design. This was not approved by the Board. But since this does seem like a reasonable improvement and the impact to the budget is minimal, the Board will be polled to vote on whether or not to accept the new modifications and additional costs.

**Past due assessments**

There are several members who have not paid their annual assessment and/or the special assessment. Tom will contact them by phone to see why they have not paid. They are already being charged interest on the delinquent amounts.

**Board and Committees new member recruitment.**

There will be several openings on the Board and committees that will need to be filled at the upcoming Summer meeting. Please consider one of these positions and help to share the load in maintaining the outstanding community that is Bonner Peak Ranch.

**Arrange next Board meeting**

The next meeting of the BPLA Board of Directors will be held on May 16, 2024 at 6:30 pm at the Mitchell Residence.

**Closing of Meeting**

The meeting was adjourned at 8:00 pm.