

**BULL DOMINGO RANCH PROPERTY OWNERS ASSOCIATION**  
**2011 Annual Meeting**  
**July 15, 2011**

The meeting was called to order at 5:35 p.m. at After R's  
Present were: Marie Amicucci, Gary Eastwood, Ron Newman, John Decker and Bob Weisenbach. Also present was Theresa Kennedy, Association Administrator.

President Bob Weisenbach welcomed everyone to the meeting.

**Elections Results:** Ron Newman reported on the Board Member Elections and the proposed 2011-2012 Budget.

- We had 144 ballots returned, for 376 lots.
- All three people running (Gary Eastwood, Marie Amicucci, Bonnie Elkins) were elected.
- The proposed Budget for 2011 – 2012 passed.

**Proposed 2011 – 2012 Budget:** Theresa Kennedy gave an overview.

Couple of items changed year over year:

- No longer sending out a newsletter, which saves on expenses.
- Reduced the snowplowing budget and moved that into the road budget. If we need money for a heavy snow year, our reserves are now healthy enough to handle that.
- Internet Web page expenses were boosted up.

**Fire mitigation and Security:** Bob Weisenbach encouraged property owners to take a look at their property and do whatever they can to make it fire safe. Get trees back at least a couple hundred feet from your house and pay attention to the slash under trees.

- Security
  - Have had a couple of reported burglaries in BDR, all at homes that are not occupied full time.
  - Have had theft of some of the flagstones from the North Entrance on Copper Gulch Road.
  - Keep an eye on your neighbor's house, look around, and ask questions of those that don't look like they belong.

**North Side Roads:** Gary Eastwood reported that we completed our objectives for 2010 – 2011, with the exception with some grading, but lack of moisture has hampered that.

- Plans for 2011 – 2012 is to install new gravel on the following roads:
  - 0.6 miles of North Lope Loop from N. Oak Grove to the end.
  - 1.0 miles of South Riggs Rd to the entrance of Map 7, Parcel 71.
  - 0.9 miles of Mitchell Mtn Rd between Wild Bill and Black Cloud
  - 0.7 miles of Knowles Rd to entrance of Map 11, Parcel 4, balance to Mitchell Mtn Rd. as needed.
  - 0.5 miles of Mitchell Mtn Rd from Map 8, Parcel 97 to Map 8, Parcel 98.
  - 1.8 miles of Acron Ave from CR 215 to Wild Bill Blvd.

Total objective for new gravel is 5.5 to 6 miles at an estimated cost of \$42,000. The remainder of our 2011-2012 budget will be used for grading & repairing existing roads.

Once completed, this leaves only about three miles of road on the north side that needs gravel.

**Signs:** Gary Eastwood also reported on signs. The old wood entrance signs we had were close to 20 years old and falling apart. These entrance signs have recently been replaced with metal signs and we should not have to worry about maintenance for many years to come.

One entrance on the North Side (Lope Loop and CR 220) still needs to be repaired. It had a post rot out and we have now acquired a new post, thanks to Black Hill Energy that donated one they had recently removed.

**South Side Roads:** Gary Joseph was not available to give a read out on the South Side Roads. It was commented that more consistent reporting on the South Side roads would be appreciated.

- A comment from the audience commented that Shy and Hill Country Roads are very bumpy.
- The work on Johnson Creek was commended.

Bob Weisenbach mentioned that all roads on North and South are very bumpy and the reason is no moisture. To spend money to grade, it will turn into dust and blow away. We need to get a decent rain.

- It was suggested we spend some of the road budget on water trucks and get the roads in shape.

Pete Place Road, beyond the Houston's, was damaged during the last rain. There is no gravel on that road either. They would like to see "something" done. Bob Weisenbach will get with Gary Joseph and see what can be done.

**Electrical:** Marie Amicucci reported that there was virtually no change from last year. The balance is \$156,637.94 with the last payment made on 9/27/2010.

**Website** ([www.bulldomingoranch.org](http://www.bulldomingoranch.org) or [www.bdrpoa.org](http://www.bdrpoa.org)): Bob Weisenbach talked about our newly upgraded website. After volunteers struggled with it, we finally paid a "professional" to get our website up and running. Certain members of the board have been shown how to update the website with the latest financials minutes, President's letter, advertising, and photographs.

- There are no more newsletters; they are on the website now.
- Bob asked to have property owners send in BDR pictures to be posted on our new web site. A section of the website will rotate these pictures.
- The most frequent visitors to the web site are realtors to print out by-laws and covenants.
- The directory will still be printed and sent out in December.

A question was asked if there was any way to get this information in a hard copy. Individuals that do not want to access the website for the information will have to find someone willing to print out the information they want.

**Treasurers Report:** Theresa Kennedy reporting. Only places we went significantly over budget are in Security & Signs (due to the metal entrance signs we purchased) and Web Design - these are onetime items that should not repeat this year. Even though there was

enough in our contingency fund to handle these “one time” expenditures, it was decided to code them to the line item for historical expenditure purposes.

**Duckett Creek Fire:** John Decker gave a read out on the recent fire. He is a retired Battalion fire chief with the Department of Defense. Alarm came in at about 3:05 p.m. and four attack engines were dispatched immediately. It was small, then the wind blew up and it started running and the trees started to crown out. A lot of evacuations were done, and this process seems to have run smoothly. It was a very rough fire because you had two heads of the fire, one going south one going north, winds were very erratic which did not help aerial support.

He also suggested that you can order address markers from the hardware store or fire station – this helps emergency crews find your home.

### **Miscellaneous Items:**

1. Ron Newman suggested that we donate all or some of the “Holiday Auction Funds” of \$1,128.00 in our budget to the 52 Fire Fighter Fund which helps the families of injured firefighters. Theresa cautioned that there could be some “legal” implications if money was donated originally to help a BDR family with medical problems in need of assistance and the board decides to change that and donate the money to a different cause.

It was discussed that we could put a link to the “Wildland Firefighter Foundation” that provides funds to firefighters on our website. Problem with that is then we may have to deal with other “good” causes wanting a link on our website. This will be discussed further at the next board meeting

It was agreed that we would include the website information here in our minutes (the 52 Club is part of this site):

[www.wffoundation.org](http://www.wffoundation.org)

The address is:

Wildland Firefighter Foundation

2049 Airport Way

Boise, ID 83705

208-336-2996

208-336-2995 Fax

In remarks if they put the donations from the Duckett Fire or Westcliffe then they will be added to the donations already sent for the firefighter fund.

2. A question from a property owner regarding water and the cattle was addressed by Bob Weisenbach. There are 125 pair of cattle on BDR. Our agreement with Rusher does not include a guarantee of water. That is intentional because we do not have any “property wide wells” and if we want to create individual water spots, then Rusher has to get agreement from the individual property owners. Those property owners that have provided water for the cattle, John Rusher has worked with by helping fix pumping systems and water tanks. Grape Creek is also accessible to the cattle.

3. A question regarding a Christmas party this year – we will probably have one, volunteers would be nice.
4. Have we ever considered putting up gates into BDR? We are and do talk about this, particularly on the South Side. The North Side shares roads with Cody Park, which makes gates more difficult. There are eight significant entrances and it would take a lot of money to secure them all and then the ongoing maintenance would add to our expenses.

Geronimo Road on the South Side is probably the worst where people cut over from Oak Creek Grade to the Reservoir and Copper Gulch Road. We have discussed placing a gate in the middle of that road with signage at both ends alerting people that there is a locked gate ahead.

At 6:33 p.m. John moved and Gary seconded to adjourn the meeting. Approval was by acclamation.

Respectively Submitted,  
Marie Amicucci, Secretary