

Q4 Please share any additional comments or suggestions regarding the gate project.

Answered: 53 Skipped: 29

#	RESPONSES	DATE
1	First, you want to tackle a huge gate project after first attempt was abysmal; you folks couldn't grade the roads for years we have because of no money but now we have money? Second, I don't think the board can handle a project of this scope. Sounds like you will be increasing POA fees. Who knows might even need emergency money. On top of gate cost per lot owner, this will be a lot of funds lot owners will have to pay. Roads should be main issue all the time.	2/15/2026 4:00 PM
2	The real problem in Bull Domingo that has degraded our roads and quality of life are the large businesses that are allowed to operate in this "residential community".	2/14/2026 8:51 PM
3	There is no scope of work to review, from the one estimate received. There is no discussion of how the gates would work for exiting the ranch, the previous keypad only exit violated fire code and caused frustrated drivers to force the gates open when they did not work. The costs for replacing the two currently inoperable gates is astronomical, including the annual maintenance estimate. These costs can only be seen as a burden to the community members, those in favor or in opposition of gates. Trespassing and theft, county wide, has decreased, and gates are for the easily deterred criminals, not those who can just ram/pull the gate open. The board has a fiduciary responsibility to the community members, this is not a good investment if those funds.	2/14/2026 4:47 PM
4	I would like to support our neighbors, but since I am not in South BDR I don't know what is the preferred solution for those folks. I'm in North BDR and my concern is that I love to ride my horses and walk with my dogs on the roads, but as it has been increasingly dangerous for the last couple years, I don't know what the solution is. Also, it is a bit concerning hearing the reports of looting of homes while they are away can we get the responses of our south PD our neighbors so we can help make an informed decision?	2/8/2026 9:12 AM
5	Not at all interested in paying for or maintaining ANY gates. Not why I moved here.	2/7/2026 4:00 PM
6	Being a 20 plus year southside resident, living without gates never caused any serious issues. When the gates were installed, they almost immediately became problematic for many different reasons. They didn't provide any security because they were either inoperable, or so many different people had the gate codes. Example, I have a neighbor who rents out part of her house, and also rents out a bunkhouse. These 4 non owners (tenants) all had the gate code, plus their friends that visited, and that's just one property.	2/1/2026 7:00 PM
7	For those that live off County Road 220 get absolutely no benefit from this...., just get billed!	2/1/2026 5:28 PM
8	All gate install and maintenance needs to be done by a professional company. Not residents	1/30/2026 10:35 AM
9	It's difficult for me to assess the gate upgrades or leaving as-is, since we have had no interactions with those areas. But we'd not be in favor of a large one-time assessment and dues increase for upgrades that we would never use.	1/29/2026 5:40 PM
10	It is true that the gate codes are given out freely from residents.	1/25/2026 12:44 PM
11	While the reasons for having them sound reasonable, having been in gated communities before in suburbia, I can testify they are a constant source of issues and expense. And probably more so in this rural setting. That was with emergency numbers to call; and electronic interventions with nearby gate repair people on call. Will the latter be an option? Whatever the residents affected and others think is best for these areas. In the fall I did see a lot of trucks with hunters roaming near those areas. Maybe seasonal manual locks not convenient in inclement weather or at night. Has anyone set a nearby camera in a tree focused on these entrances to note actual traffic?	1/23/2026 1:44 PM
12	Concern for drivers who go at excessive speeds.	1/23/2026 1:42 PM
13	I support having automatic/secure gates.	1/23/2026 9:43 AM

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14	The "Other: Please Specify" option doesn't provide a space to specify...so I'll specify here one of the reasons I am opposed to gates. When I was looking at property in BDR in 2000-01, I noticed remnants of a gate system at a couple of the entrances. When I asked my realtor and the BDR president about that, I was told that there used to be gates but that people would ram through them and go around them, costing the residents \$\$\$ and anyone can get the code. The gates simply weren't effective. I see no reason that would have changed over the past quarter century. Also, I plan to retire soon and this added expense for me personally is unsustainable. We're pricing long-term residents right out of their homes.	1/22/2026 9:34 AM
15	We are baffled by the perceived need for gates as we have had no problems and feel perfectly secure.	1/22/2026 8:47 AM
16	Thank you for working on this.	1/21/2026 8:30 PM
17	I live on a county road, Copper Gulch. I do not use BDR roads. I am completely against any assessment or increase in my dues for gates.	1/21/2026 3:03 PM
18	These gates don't pertain us	1/21/2026 10:23 AM
19	The gates within our subdivision serve an important and long-standing role in protecting both residents and infrastructure. Similar to Beckwith Mountain Ranch, where gates open automatically from the inside, our gates function as a deterrent to unauthorized access while still allowing residents to move freely. This year alone, I personally confronted multiple unauthorized hunters who crossed our private property to access the neighboring BLM land without permission; in one particularly serious incident, a hunter discharged a high-powered rifle that passed dangerously close to me. Our property sits lower than that land, and the individual was unaware of my presence, with a lookout positioned on Oak Creek Grade. I approached three separate groups of hunters who illegally entered the subdivision and notified Justin Krall, who then spoke with each individual to educate them on access and boundaries. Beyond safety concerns, the original purpose of the gates at Oak Creek Grade and Geronimo was to manage summer lake traffic, as the subdivision had effectively become a cut-through, making even walking unpleasant due to dust. Increased traffic from heavier vehicles—boats, campers, and equipment—has significantly impacted road conditions, making maintenance more difficult than in the past. Additionally, excessive speeding on the straightaway of Hill Country has become an ongoing concern. Taken together, these factors underscore that the gates are not arbitrary, but a necessary measure to enhance safety, preserve our roads, and protect the quality of life within our community.	1/21/2026 8:29 AM
20	Last gate assessment and project was a total waste of money.	1/21/2026 6:53 AM
21	Manual gates will negatively impact response times for EMS, Fire, and SO when minutes count. Let's start with a functioning gate at Oak Creek Grade and then reassess after determining the functioning of the gate, maintenance costs, and needs of BDR.	1/20/2026 9:01 PM
22	Have we looked at a sliding gate instead of swinging one. I've seen this elsewhere and little issue. Probably less stress on opener than our heavy steel gates.	1/20/2026 6:16 PM
23	Concerns on the proposed options. 1 - We had gates installed at Geronimo and Oak Creek Grade entries that are not working. What will be different this time around? 2 - What kind of gate system will be used? Will they be like the ones that do not work? 3 - Projects like this should be done with a one-time assessment, and paid for by the part of the ranch that benefits (North verse South) 4 - Why are the operational dues going to increase in addition to the assessment? There should be a reduction of traffic with functioning gates, which would reduce road maintenance costs? 5 - How about addressing the speeding on Geronimo RD, specifically the contractors. What options are available to BDR with enforcement? Could the ranch install a speed / camera system to issue citations or fines? Do the BDR policies allow for this? 6 - How about the BDR going to the county to address that lake road from the asphalt to Geronimo, and get it paved? We are all contributing thru taxes for road maintenance which we do not benefit from within the ranch. Oak creek got paved to the BDR gate years ago and the lake road has not, why? A large portion of the lake road traffic is going to the lake, or the North part of BDR, and the road frequent gets so wash-boarded that it poses a significant risk to safety.	1/20/2026 12:31 PM
24	After experiencing the negative impact of the gates, with the increase in the POA fees with little to no benefit, we are definitely opposed to the gates.	1/20/2026 11:38 AM

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25	I think gates would only inconvenience residents and guests. Perhaps gates would help keep in cows and loose horses. Plus, it would make BDR look like a suburban HOA.	1/20/2026 11:31 AM
26	I oppose all gates. Terminate the gate project.	1/20/2026 10:44 AM
27	Pretty sketchy on the analysis end. What were the issues with the gates in the past? How will throwing more money at the situation help? NO details on specific costs and or remedies.	1/20/2026 10:09 AM
28	Costs!	1/20/2026 9:21 AM
29	We voted for gates previously. Gates in our area did not happen and residents in the South did not think they should be obliged to pay for the North. The gates that were installed only fueled a divide.	1/20/2026 9:01 AM
30	It did not work well	1/20/2026 7:05 AM
31	Why is gating on the north areas, not an option??	1/20/2026 6:58 AM
32	Gates are high maintenance, easily subject to vandalism. Previous attempt was an abject failure.	1/20/2026 6:28 AM
33	We paid a few years for the gate cards which aren't even good anymore. Put gates up as before. Vehicles went around them on private properties. These proposed gates will be eventually vandalized or worse, pulled down.	1/20/2026 3:43 AM
34	What is to prevent the gates being damaged once they are repaired?	1/19/2026 9:31 PM
35	Expecting two thirds of the community to incur an expense for the benefit of the other one third is unreasonable. There is ample evidence that gates do not have any direct impact on road maintenance. The relationship with Cody Park prevents any autonomy for BDR. It is the property owners responsibility to provide for their own safety and security. It is not part of the BDR mission to provide security for land owners or residents. There are multiple manners in which a property owner can enhance their own safety and security including but not limited to install your own gate, install a security system, install cameras and finally call law enforcement when needed.	1/19/2026 7:11 PM
36	Put money into this project already. Don't need to throw away more	1/19/2026 5:49 PM
37	The cost is overwhelming we need to fix the fences before we do any gate problems, I do not support any gates being installed due to the cost you only can get so much money out of retirees its ok with the deep pocket people that could not give a crap about anyone else in the ranch. We are going to end up being like Beckwith Ranch a bunch of Karens watching everyones move. This is an operational cattle ranch and the people who move here need to know that the roads are ranch roads, do the math \$13k pergate x 10 Which is \$130000 plus electric install plus maintenance contract you are looking at well over \$200k you all need to address the full impact of what this will cost DONT nickel and dime this. we need to keep it simple.	1/19/2026 10:53 AM
38	A traffic study should be completed to provide actual data before and decisions are made	1/18/2026 10:54 AM
39	It would be helpful if residence, police and fire all had remote openers, And if the gate code was changed on a monthly or quarterly basis	1/18/2026 7:52 AM
40	I appreciate y'all being transparent but please leave us alone.	1/16/2026 2:26 PM
41	Gates should be electronic and not require rolling down windows. Temporary codes can be issued by residents via portal.	1/16/2026 11:57 AM
42	RFID tags should be used (similar to toll roads) instead of codes/cards. This will eliminated forgotten codes, lost cards, and speed up entry & exit.	1/16/2026 9:05 AM
43	Ultimately, it comes down to a cost vs benefit to me. And, we need better private road signs on all entrances.	1/16/2026 6:27 AM
44	The gates kept the washboarding down and there was less garbage along the roads.	1/15/2026 11:20 PM
45	Existing gates have proven to be problematic. They can be made to work but at a very high cost to the entire community. Homeowners who desire to have gates should assume the responsibility and make their own investment to secure their property. BDR has many retired residents on fixed incomes and this is well beyond the budget of many of us.	1/15/2026 7:02 PM

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46	Why are we having this issue come up again. It was voted down a couple years ago.	1/15/2026 5:52 PM
47	Use professionally installed gates with maintenance contracts	1/15/2026 4:01 PM
48	How about a gate at Oak Grove South? That is where most of the traffic comes in.	1/15/2026 3:59 PM
49	This was ill-conceived from the beginning and has only proven to be a maintenance nightmare	1/15/2026 2:45 PM
50	All entrances to bulldomingo need automatic gates use a pass key card not codes you must physically have it, theft and poaching aswell as trespassing are major issues. Also any one who has construction going on with large semi delivery should have to pay fees to enter neighborhood alot of road damage is from delivery of packages or construction materials.	1/15/2026 1:10 PM
51	Once you have the survey results, put forth a ballot line item as a once a for all vote. If the no vote wins, it should kill the gates conversation for a specified time such as 5 years. Killing the distraction with some degree of certainty.	1/15/2026 10:36 AM
52	Open Range Country - not city - fence your personal property at YOUR cost. We live on the corner of Copper Gulch (heavy traffic road) and north Oak Grove Circle - we are wide open and have and will continue to manage our property. Not expecting others to pay for our protection. Road are used by whole community and other subdivisions have access. We all pay enough.	1/15/2026 10:28 AM
53	I have live in north BDR and my increase in POA fees doesn't make sense for me. It only benefits south BDR. If you want a gated community, go back to the city.	1/15/2026 10:18 AM