

BDR POA Meeting Agenda

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

Open Meeting/Call to Order – Karen Genneken

- Pledge of Allegiance – Bonnie Chipman
- Meeting Etiquette – Karen Genneken
 - Attendance Sign In
 - Property Owner Forum Rules of Conduct
- General Business – Karen Genneken
 - Ratification of the Approved Jan13th minutes
 - Agenda / Presentation / Meeting Material posted to BDR Website
 - Board Seat Nominations
 - If you are interested in an opportunity to contribute to the BDR community by running for a board seat, we encourage you to submit a short bio including your past experiences and a goal you would like to bring to the community. If you would like to include a photo, please do.
 - There are 3 seats whose 2-year terms are expiring: David Tolar, road manager; Karen Genneken, president and Pam Carpman, board member currently hold those seats. Karen and David are interested in running again. There also is a vacant seat available.
 - We will collect submissions for the board seats through May 15th so that we can provide a ballot to the property owners for voting purposes if we have more submissions than seats available.

Financials – Bonnie Chipman

- Treasurer’s Report – Bonnie Chipman
- Dues Collection Status / Next Steps – Karen Genneken
- 26/27 Budget Process
 - April - Board discusses changes to budget
 - May 12th – Board votes on updated budget
 - June – Annual budget ballot, possible board seat ballot mailed to community
 - Review budget voting process
 - July – Annual board meeting, ratification of budget and board seats.

Gate Committee – Richard Hartman / Karen Genneken / Rick Smith

- Survey results
- Board position
- Impact to Budget

Traffic Calming (Speeding Mitigation) Committee – Karen Genneken

Roads – David Tolar

- Road Report
 - Roads that were graded /snow plowed since November

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- Areas of improvements and status since November
- Potential Future Work
 - Process to escalate identified road issues outside of proposed schedule
 - Areas identified for future improvements based on funding remaining in budget (May/June time frame)

BDR Fence Report – Rick Smith

- BDR Roads bordering county roads repair process
 - Oak Creek Grade repairs
- Fence Out State
 - The law that establishes the obligation to fence livestock out is generally referred to as the fence law or fence statute, and it may be found in Colorado Revised Statutes (C.R.S.) section 35-46-102.
 - The fence statute generally provides that any person who maintains in good repair a “lawful fence” may recover money damages for damage to his or her property caused by livestock that breakthrough the fence. The statute defined a “lawful fence” as a “well-constructed three barbed wire fence with substantial posts set at a distance of approximately twenty feet apart, and sufficient to turn ordinary horses and cattle, with all gates equally as good as the fence, or any other fence of like efficiency.” For purposes of the fence statute, the term “livestock” includes horses, cattle, mules, asses, goats, sheep, swine, buffalo, and cattalo.

Fire Council Committee – Carol Schoun / Jay Temple

- Open House Fire Awareness on Saturday April 4th (11am – 3 pm)
 - Jay Temple’s home in BDR
- Fire Mitigation Chipping Event on April 22nd
 - Working on identifying a central location
- Carol’s long-term goal is to develop BDR into a fire adaptive community which is a designation that should help with property owners’ insurance premiums.

Hunting Committee - Bob Manthei / Deanna Shipley / Steve Copenhaver

Mail/Signs –Rick Smith

- TBD

Open Forum

- BDR Property Owners that have signed up to speak

Close Meeting – Karen Genneken

- Date of Next Meeting – Tuesday May 12th, 2026 @ 5pm (Cliff Lanes)

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Meeting Rules of Conduct and Order

1. The president or designee shall chair all Owner meetings.
2. All Owners and attendees will sign in, present any proxies and receive ballots (as appropriate).
3. All Owners will be given an opportunity to speak as to any matter or ask questions of the Board during the Owner Forum at the end of the meeting. Any Owner desiring to speak shall indicate on the sign in sheet at the time of sign in.
4. Anyone wishing to speak must first be recognized by the chair.
5. Only one person may speak at a time.
6. Each person who speaks shall first state his or her name and address.
7. Any person who is represented at the meeting by another person, as indicated by written instrument, will be permitted to have such person speak for him/her.
8. Those addressing the meeting shall be permitted to speak without interruption from anyone as long as these rules are followed.
9. Comments are to be offered in a civilized manner and without profanity, personal attacks or shouting. Comments are to be relevant to the meeting.
10. Each person shall be given up to a maximum of three minutes to make a statement or ask questions. The Board may decide whether to answer questions during the meeting. Each person may only speak once. Yielding of time by a speaker to another individual shall not be permitted. Such time limit may be increased or decreased by the chair but shall be uniform for all people addressing the meeting.
11. All actions and/or decisions will require a first and second motion.
12. Once a vote has been taken, there will be no further discussion regarding the topic.
13. No meeting of the Board may be audio, video or otherwise recorded (except by the Board to aid in the preparation of minutes).
14. Anyone disrupting the meeting as determined by the chair, shall be asked to “come to order”. Anyone who does not come to order will be requested to immediately leave the meeting.
15. The chair may establish such additional rules of order as may be necessary from time to time.