

June 1, 2026

TO: Bull Domingo Property Owners

The 2026 BDR POA Annual Meeting will be held on Tuesday, July 14th, at 5:00 pm at the Cliff Lanes Conference Center (25 Main Street, Westcliffe, CO 81252). First and foremost, it has been a pleasure and privilege for the 25/26 Board of Directors (BOD) to serve the BDR Property Owners and community this past year. If you have a matter to bring to the BOD or to the membership in attendance, please sign in to speak as you enter the meeting. You will be allowed three minutes to speak, and the BOD will address your concerns/comments as much as possible in the meeting. If you cannot attend in person, a proxy statement is included in this mailing, and you can elect someone else to attend in your place and have the authority to vote and/or complete any ballots in person on your behalf. They will need to turn in the proxy statement at the meeting to receive ballot forms, if any are being used at the meeting.

In preparation for the upcoming annual meeting, this note covers several important items of business pertaining to BDRPOA Leadership, including the open BDR Board of Directors positions, the annual budget process, and the hunting permission form.

OPEN BOARD OF DIRECTOR POSITIONS: There are four seats up for re-election and beginning in January, the 25/26 BOD had called on community members interested in a board position to submit bios by the May 15th deadline. No new candidates have stepped forward. The three members holding seats up for election announced their intention to run again for one of the four new two-year terms available. Therefore, as in previous years, during the annual meeting and according to CCIOA, the process this year will be as simple as vote by acclamation for the three candidates to serve. Since there are no contested seats as of the deadline, no ballots will be provided at the annual meeting for the purpose of voting on new board members. If there is anyone else interested, the board has the authority to fill the remaining vacancy by vote of the board.

PRESENTATION OF THE ANNUAL BUDGET: Enclosed you will find the annual budget for the next fiscal year (August 1, 2026, through July 31, 2027) approved by your BOD at our meeting on May 12th, 2026. This approved budget raises property owners' dues to \$420 per lot (a \$ 60-per-lot increase) for next year continuing our investment in the roads, while adding the benefits of a third-party management company to our community. Please refer to the Notes column for the explanation of any variance in a line item from last year. You can also see a summary of the variances and explanations in the May 12th minutes posted on the www.bulldomingoranch.org website.

I would like to note the benefits of a third-party management company, as this line item is one of the largest contributors to increased expenses. These benefits are captured in the May 12th minutes; but with this additional resource - property owner benefits include, the ability to make electronic payments, online visibility of account balances and status, virtual property owner meetings, opt-in method to receive emergency and other notifications related to Bull Domingo, a centralized portal to submit requests for approvals or grievances, and a mobile app that can be used to upload photos and request for road work orders, as well as streamlining board

member responsibilities and action items, creating efficiencies in other areas including accounting and legal costs over time.

After speaking with our attorney firm who is well-versed in CCIOA laws and processes including the budget process, you will note that a ballot is not being included this year for budget ratification. Changes to CCIOA in 2017 changed how budgets are adopted. CCIOA law supersedes community Bylaws, Governing Policies and Declaration of Protective Covenants. As a community that has a pre-CCIOA designation, it is not required, nor is it an appropriate process to require approval of the budget once it has been approved by the board. It will be a goal of the 26/27 board to update the Bylaws to align with CCIOA per CO statute and process.

HUNTING PERMISSION FORMS: Each year, we send out the attached hunting permission forms so that we may control access and know who has permission to hunt in the BDR community, and who you may have granted access to your property. Please complete this form and return it to the BDRPOA mailing address in the enclosed envelope to document your wishes.

In closing, thanks especially to the property owners who attend the association meetings; your feedback and suggestions have contributed to new initiatives, including the traffic calming plan, and to the many volunteers who continue to offer their time to make this community a great place to live.

On Behalf of the BDRPOA Board of Directors,

Karen Genneken

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President, BDRPOA

