

BDR POA Annual Property Owners' Meeting Agenda

Cliff Lanes Bowling Center

July 14th, 2026 5:00 pm

- 1) Open Meeting/Call to Order – Karen Genneken
 - Attendance and Sign In
 - Confirm Quorum of Property Owners - Secretary or Designee
- 2) Welcome and Introductions
 - Pledge of Allegiance – Rick Smith
 - Meeting Etiquette – Richard Hartman
- 3) Ratification of the Approved May 12th minutes – Karen Genneken
- 4) Reports
 - President's Report
 - Discuss differences between Right of Way, Easements and Setbacks
 - Address formality of grievance process
 - Treasurer's Report (financial update) – 25/26 Budget
 - Committee Reports
 - Road Report
 - Address use of larger rock for hardening road base, timing of rain versus hauling water
 - Address remaining budget and plans for road work
 - Road widening / emergency mitigation
 - Trees in Right of Way
 - Continued hardening of road base and transition areas to reduce wash boarding
 - Fire Awareness Committee
 - Hunting Committee
 - Mail Boxes
- 5) Old Business
 - Traffic Calming (Speeding Mitigation) – Karen Genneken
 - Dip Signs and Dips have been installed in 4 locations with 2 additional locations pending that meet the line-of-sight requirements and other conditions
 - 2 South BDR (Geronimo and Hill Country) and 4 North BDR (North Oak Grove, South Oak Grove, Mitchell Mtn and Acorn)
 - 1 Speed Limit signs with Radar Feedback have been installed on Hill Country and 1 pending installation on South Oak Grove. The intent is to move these signs (which require additional installation of sign posts / dig tests)
 - 4 Additional 30 mph speed limit signs were placed. Each entrance, 30 mph speed limit signs were replaced/secured. Additional signage may be ordered for entrances (“Unless Otherwise Posted” and/or “Traffic Calming Measures in Effect”)
 - BDR Fence Report – Karen Genneken
 - Oak Creek Grade repairs completed

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- Grazing Update – Karen Genneken
 - Third Party Management Update – Karen Genneken
- 6) Election of Directors (Vote by Acclamation) – Richard Hartman
- 7) New Business - Presentation of new issues or proposals – Karen Genneken
- Cadence of board meeting and Annual Property Owners' meeting
 - Bylaw amendments
 - Cleaning up the budget process
 - Introducing quorum discussion
- 8) Open Forum / Member Comments
- Time-limited opportunity for members to speak.
- 9) Adjournment – Richard Hartman
- Date of Next Meeting – September 8th, 2026 @ 5pm (Cliff Lanes)
 - Motion to adjourn, second, and vote.

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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.