

August 1st, 2026

Hello BDR Neighbors,

Bull Domingo Ranch Property Owners Association

**c/o Excel Community Management
PO Box 5103
Denver, CO 80217**

Big changes are happening for the 26'/27' year at Bull Domingo Ranch! **Please note the new mailing address above for the community (and where to mail payments).** The annual meeting was held as planned on July 14 at 5:00 pm at Cliff Lanes with 91 lot members represented either in person or by proxy. It was such a great turnout. You can find the minutes of the meeting posted to our website at www.bulldomingoranch.org, but for a summary, the agenda and member conversations focused primarily on the following subjects:

- 1) We welcomed Chris Tompkins and Tina Kosik as our newest Board members, while welcoming back Karen Genneken and David Tolar for additional terms. Each board member will be serving a new two-year term. Karen Genneken will continue to serve as President and Richard Hartman will continue serving as Vice President. Bonnie Chipman will stay on as Treasurer, and Chris Tompkins will serve as Secretary (and web master extraordinaire). David Tolar, member at large, remains our fearless road manager. Tina Kosik, member at large, will focus on community engagement, and Rick Smith, member at large, continues his term. The new board members were elected by a vote of acclamation since, believe it or not, we had fewer volunteers than open seats! We continue to encourage property owners to submit their interest in board positions.
- 2) We discussed how, when, and why the budget process differed this year versus prior years, but the key takeaway is that laws that changed in 2017 for pre-CCIOA designated communities dictate how the budget process should be run. The minutes contain more detail around the discussion.
- 3) As of August 1st, the property management will have been transitioned to Excel Community Management. You should receive a letter from Excel in this mailing and an email if your email is on file. The letter provides details on accessing the community portal, and you will be able to view your account and make online payments if you choose. Excel will bring efficiency and knowledge to the community and be proactive in communicating changes in laws that impact us. Through Excel, we will be able to provide communication blasts via various methods customized to your selection and hold virtual property owner meetings. Excel will also manage debt collection and covenant violations so the board can focus on financial management, road maintenance, and community engagement and improvement.
- 4) Over the past few years, David has hardened the roads and will continue to do so, especially around transition areas, to help reduce wash boarding. To date, all culvert repair or installation work has been completed. Three additional culverts on Mitchell Mtn Rd, while in working condition, have been identified for replacement. All roads within BDR should now be graded, including secondary and tertiary roads. If you live on a road and you don't think it was graded, reach out to David Tolar. There are more than 50 miles of road in BDR, so he appreciates the extra sets of eyes. David is not on FB, so posting to FB will not get a resolution. Text, call OR submit road work orders through the portal. David is also focused on fire mitigation within the BDR Right of Way. In the Fall, subject to fire restrictions; he will be removing small pinion shrubs and clearing branches from the ground up to 12' high on the larger ponderosa pines. Additionally, he will be widening some roads to provide better simultaneous ingress / egress from emergency vehicles and property owners.
- 5) The board would like to thank all the property owners who have made suggestions and contributed to community improvement. Your volunteer time is what keeps this community running smooth. Volunteers have been so helpful; we hope even more of you join the fun—after all, many hands make light work. If there are any volunteers interested in participating on a speeding mitigation committee, please reach out to us at bdrpoa@yahoo.com. I encourage everyone to consider the amount of time these volunteers have given towards making BDR an outstanding community, and to be respectful in our interactions with each other.

Respectfully submitted,

Karen Genneken – President, BDRPOA and Your Current BDRPOA Board Members