

BDR POA Annual Property Owners' Meeting Agenda

Cliff Lanes Bowling Center

Sept 8th, 2026 5:00 pm

- 1) Open Meeting/Call to Order – Karen Genneken
 - Attendance and Sign In
 - Confirm Quorum of Board Directors- Secretary or Designee
- 2) Welcome and Introductions
 - Pledge of Allegiance – Tina Kosik
 - Meeting Etiquette – Richard Hartman
- 3) Ratification of the Approved July 14th Board Meeting minutes – Chris Tompkins, Secretary
- 4) Reports
 - President's Report
 - Naming of Board Officer Roles & Responsibilities
 - Karen Genneken – President
 - Richard Hartman – Vice President
 - Chris Tompkins – Secretary
 - Bonnie Chipman – Treasurer
 - David Tolar – Road Manager
 - Third Party Management Update – Karen Genneken
 - POA impact on Ag Exemption Tax Assessment versus Non Ag Exemption Assessment
 - Development Trends in BDR
 - Treasurer's Report (financial update) – 26/27 Budget Year – Bonnie Chipman
 - Committee Reports
 - Road Report – David Tolar
 - Current Quarter's Road Work & Locations
 - Address next quarter's 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 – Carol Schoun
 - Discuss adding multiple focus groups to committee w/ appointed leaders
 - Political (Wilderness Area being redefined)
 - Insurance
 - Emergency Services
 - OEM / Education
 - Hunting Committee – Deanna Shipley
 - Mail Boxes – Ken Metz
 - Traffic Calming / Speeding Mitigation
 - Dip Signs have been installed in 4 locations with 2 additional locations pending that meet the line-of-sight requirements and other conditions

BDR POA Annual Property Owners' Meeting Agenda

Cliff Lanes Bowling Center

Sept 8th, 2026 5:00 pm

- 2 South BDR (Geronimo and Hill Country) and 4 North BDR (North Oak Grove, South Oak Grove, Mitchell Mtn and Acorn). Dips were put in on the South BDR locations on 8.26.26
 - Status of Speed Limit signs with Radar Feedback
 - 1 has 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)
 - Seeking volunteers to help order dig tests, analyze data from radar signs, potentially put in sign posts where needed.
- 5) New Business - Presentation of new issues or proposals – Karen Genneken
- Cadence of 2027 board meeting and Annual Property Owners' meeting – Chris Tomkins
 - February 9th— Regular Board Meeting
 - May 11th— Regular Board Meeting
 - July 13th - Annual Property Owners' Meeting
 - October 12th – Regular Board Meeting
 - Bylaw amendments
 - Amendments to the Bylaws were made by the attorney so they were updated to the CCIOA and pre-CCIOA designated status of BDR. They are located on the website for review by property owners but do not require a vote for these specific changes since they are aligning with legal statutes.
- 6) Open Forum / Member Comments
- Time-limited opportunity for members to speak.
- 7) Adjournment – Richard Hartman
- Date of Next Meeting – November 10th, 2026 @ 5pm (Cliff Lanes)
 - Motion to adjourn, second, and vote.

BDR POA Annual Property Owners' Meeting Agenda

Cliff Lanes Bowling Center

Sept 8th, 2026 5:00 pm

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.