

## **BDR POA Meeting Agenda**

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

Attendees:

Board Members:

Karen Genneken, President

Richard Hartman, Vice President

Bonnie Chhipman, Secretary / Treasurer

David Tolar

Pam Carpman

Absent: Rick Smith (Leave of Absence)

Property Owners:

Please see sign in sheet

### **Open Meeting/Call to Order – Karen Genneken called the meeting to order at 5:02 pm.**

- Bonnie Chipman led the Pledge of Allegiance
- Karen Genneken reminded the attendees of meeting etiquette and asked everybody to sign in and identify if they wanted to speak during the open forum.
- General Business – Karen Genneken
  - Meeting Minutes: Karen noted that the board approves the meeting minutes through an email process so the minutes can be updated to the website in a timely fashion versus waiting two months to approve them at the next board meeting. Because of this process, the board will notify the property owners that the minutes have been previously approved so the ratification of such minutes can be entered into the current board meeting minutes. The Approved January 13<sup>th</sup> minutes were ratified at the March 10th meeting.
  - Agendas and Presentations: The board has initiated a process where the agenda and associated documents (presentations etc.) will be posted to the [www.bulldomingoranch.org](http://www.bulldomingoranch.org) website prior to the BDRPOA meeting. This should provide even more transparency and give property owners the ability to review the meeting agenda and topics to be covered. Because the agenda is posted ahead of the meeting, there may be situations in which topics and/or dates get adjusted.
  - Board Seat Nominations – Karen encouraged the community to apply for board positions. She noted the following information about the expiring terms and vacant seats.
    - 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

## **BDR POA Meeting Agenda**

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

those seats. Karen and David are interested in running again. In addition to these 3 expiring term seats, there also is a vacant seat available.

- We will collect submissions for the board seats through May 15<sup>th</sup> so that we can provide a ballot to the property owners for voting purposes if we have more submissions than seats available.

### **Financial Report**

- Treasurer's Report Prepared by Bonnie Chipman- March 10, 2026

The Treasurer's Report covers the 2025/26 budget year through February 28, 2026, or 58% of the current budget year. Please note that the "Budget vs Actual" report through February 28th is posted on the BDR website.

On the income side, we have collected about \$134.3k, primarily from annual property owner dues. We continue to reach out to those who still need to make their payment in accordance with the requirements in the updated CCIOA and Colorado Statutes. The total income collected to date represents approximately 96% of all revenue, including the \$24.5k that was carried over from last year.

Regarding expenses, we have spent \$39.9k of our 25/26 budget year or 22% of the total. These expenses consist of operating expenses, including insurance, attorney and accounting fees, as well as road maintenance and improvements for the 25/26 year.

As of February 28th, we have \$140K in our checking account and \$103K in our Money Market designated for Emergency Reserves. With these funds in our accounts, we are in good shape financially.

There were no questions or discussions from the Board or property owners.

- Karen updated the attendees on the status of dues collection, and next steps which include sending a Second Notice Letter per the updated Collection Policy as driven by CCIOA and Colorado Statute. Outstanding balances now include late fees and interest, which will continue to accrue. The total outstanding amount as of March 4<sup>th</sup>, 2026, is \$4,040.29.
- Karen updated property owners on the 26/27 Budget process and timeline.
  - April - Board discusses changes to budget. Karen indicated they are aware that the law firm has raised its fees and income taxes have increased but the board will do everything it can to assess the individual line items to see if there is room to adjust funds across line items. The board has committed to highlight any changes during the ballot process.
  - May 12<sup>th</sup> – Board votes on updated budget
  - June – Annual budget ballot, possible board seat ballot mailed to the community.
    - 50% of the lot owners plus 1 are required to vote down a budget proposed by the Board. If the budget fails, it will revert to the prior year budget (in this case the 25/26 budget).

## **BDR POA Meeting Agenda**

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

- July – Annual board meeting, ratification of budget and board seats.

### **Gate Committee**

- Karen reviewed the results of the gate survey – not a voting ballot (which are posted on the BDR website) and indicated that property owner comments (redacted for identifying information) were also posted. But in summary, no option providing for gates was supported by more than 16% of survey takers. When adjusted for lots owned by survey takers, this percentage was even less. 72% of survey takers wanted to take no action and have no impact on budget related to gates. When adjusted for # of lots owned by survey takers, this number would be even higher.

After careful review, the Board has determined that gates are not the right solution for our community, gates present numerous challenges, including delayed access for emergency services, increased maintenance and repair costs, ongoing technical issues, and significant inconvenience for residents, guests, and service providers. Most importantly, gates do not effectively address the root cause of the prevailing safety concerns that have been raised—dangerous speeding throughout our neighborhood. Gates are a divisive and costly measure that do not serve the entire community or create a meaningful improvement in safety.

The Board has undertaken extensive due diligence throughout this process. In response to requests from some members of the community, particularly in the South, with concerns about non-residents through traffic, security, and impact to road maintenance, we thoroughly assessed the feasibility, costs, and implications of installing and upgrading gates. This included gathering input from commercial gate vendors, the electric company, emergency services, legal counsel (including how our pre-CCIOA designated community can apply special assessments), insurance providers, affected residents and evaluating traffic counters. After a comprehensive review, the Board determined that proceeding with gates would not resolve security and through traffic concerns and uphold our fiduciary responsibility to the community as a whole. At this time, the Board is closing the conversation regarding gates, and property owners are not expected to see any budget increase for items related to them.

### **Traffic Calming (Speeding Mitigation) Committee**

- Karen Genneken updated attending property owners on the board focusing on speeding mitigation as an outcome of the gate discussion.

In contrast, reducing speeding directly addresses a core safety concern for the entire community. Survey feedback, property owner comments, and the recent tragic incident involving a property owner's dog being killed by a speeding driver all make clear that excessive speed is the most urgent issue facing our roads. Speeding also accelerates wear on our roads, creating costly washboards and increasing maintenance needs. By focusing on traffic calming measures, we can make our community safer, and more welcoming for everyone, including pedestrians, children, horseback riders, pets, and drivers.

After a rigorous, methodical evaluation of traffic calming options, the Board has selected speed dips as the most suitable solution for our community's unique, high-elevation, private, rural dirt roads. This decision was informed by extensive outreach to a range of stakeholders and counterparties, including emergency

## **BDR POA Meeting Agenda**

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

services, county planning and zoning, legal counsel, and insurance providers. The Board conducted research into best practices to ensure that the selected measures are supported by data and industry standards. Speed dips were chosen due to their strong, well-documented track record of effectively reducing vehicle speeds without causing disruption, permanent changes, or access issues associated with gates. They are widely implemented in comparable communities for their ability to slow traffic while permitting safe, efficient passage for emergency vehicles and routine maintenance operations, such as snow plowing. The Board's approach underscores a commitment to thorough due diligence, transparent governance, and the long-term safety and well-being of all residents.

Speed dips are not permanent infrastructure—they can be modified or removed in the future if needed, giving us flexibility as the community's needs evolve. Unlike gates, which are costly to reverse and can lock us into a permanent change, speed dips allow us to adapt over time and make evidence-based decisions about future traffic management.

As part of the implementation process, the Board has formally contacted corporate entities—including major delivery services (such as FedEx and UPS) and utility providers—to apprise them of reported speeding incidents involving their drivers. These communications also served to notify counterparties of the forthcoming deployment of traffic calming measures and to advise that speed data will be collected and, if necessary, shared with their respective corporate headquarters to address repeated violations. Each of the companies contacted expressed concern but would need either the address where the driver was noted to speed or the data captured by the radar speed signs with data collection capabilities.

The Board has coordinated with the sheriff's department and sheriff's Posse to request increased patrols during the rollout of traffic calming measures, ensuring a visible law enforcement presence, and supporting compliance with new speed management protocols. The Posse will make more of their presence known especially during summer months.

The Board has engaged with county planning and zoning officials and emergency services (Fire and EMS) to formally notify them of the speed dip implementation plan. This step ensures awareness of potential impacts on emergency response times, allows identification and mitigation of concerns or restrictions, and demonstrates our commitment to interagency coordination.

The Board has consulted with its legal counsel regarding signage and other implementation details to help mitigate potential liability exposures. Legal professionals have provided guidance on best practices and have endorsed the use of professional services to ensure that all aspects of speed dip installation reflect sound business judgment and comply with applicable standards. The board is in the process of engaging an engineering firm with expertise in traffic engineering to both public and private entities throughout the State of Colorado.

The Board has also conferred with its liability insurance provider to evaluate and fully understand the potential impact of speed dip implementation on insurance premiums and coverage conditions. Accordingly, our provider has indicated there would be no change to premiums related to liability insurance.

Timeline:

**March:**

## BDR POA Meeting Agenda

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

During the March 10<sup>th</sup> property owners' meeting the Board will inform the community about the proposed traffic calming plan. Additional notification can be placed on the community FB page and the official BDR website.

### April:

Radar speed limit signs equipped with cameras for data collection will be installed. One will be located on the north side, and one will be located on the south side. These signs will facilitate the identification of high-priority areas, which are commonly located on straightaways and near ingress and egress points.

### May:

Consult with utility providers to identify no utility lines in areas where signposts are planned to be placed.

Place Speed Dip Warning Signs, Entrance Signs, Additional Radar Feedback signs and generic speed limit signs in locations identified on the map (assuming no changes based on empirical data collected)

Begin increase in Sheriff Posse' patrols.

Place speed dips in the identified locations.

Contingent upon confirmation and refinement using speed data collected from newly installed radar speed limit signs, **and subject to the review and feedback by the engineering company**, the Board has preliminarily identified five priority locations in North BDR and three priority locations in South BDR for the deployment of traffic calming measures (see accompanying map).

For the North section, the preliminary phase 1 priority locations include:

- One on the north side of Wild Bill Blvd, replacing a damaged culvert. While typically speed dips should not be in low lying areas or on turns/curves, we felt we should explore replacing the damaged culvert with a speed dip in this case.
- One on North Oak Grove Circle, also replacing a damaged culvert.
- Two on Mitchell Mtn Rd, replacing damaged culverts.
- A radar speed limit sign with data-collection functionality will be placed on the beginning portion of North Oak Grove Circle.
- A speed limit sign with radar feedback and no data collection will be placed at each entrance (other than North Oak Grove where the collection data will be placed): Wild Bill/Cody Park; Mitchell Mtn/Cody Park, Prospect

For the South section, the preliminary phase 1 priority locations include:

- One speed dip on the straightaway of Hill Country just prior to Williams Trace, and
- One speed dip on the straightaway section between Quanah and the Geronimo gated exit.
- A radar speed limit sign with data-collection functionality will be placed on the straightaway on Hill Country, between Williams Trace and Shy Circle.
- A speed limit sign with radar feedback and no data collection will be placed on Geronimo between Shy and Quanah, near the Geronimo entrance.

## **BDR POA Meeting Agenda**

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

### Process:

Each installed speed dip will be accompanied by a warning sign on either side indicating the dip ahead, as well as a posted SLOW DOWN sign. These signs will be positioned 150 feet from the speed dip in either direction, ensuring clear visibility for approaching motorists.

All signposts utilized for traffic calming will conform to the NCHRP Report 350 or the MASH criteria for breakaway supports, in accordance with current roadway safety standards.

Community entrance signage will be updated to clearly state the prevailing speed limit for the entire neighborhood (30 mph unless otherwise posted) and to indicate that traffic calming measures are in effect throughout the community.

### Budget:

The financial framework for this initiative is designed to minimize impact on the community's annual assessments. Funding for the initial phase of traffic calming measures will be allocated from the 2025/2026 road maintenance budget as unanimously approved by the Board on February 26, 2026. This prudent fiscal approach ensures project commencement without necessitating an immediate increase in property owner assessments.

The budget accounts for the acquisition of a radar speed limit sign with integrated data-collection capability, radar speed limit signs without data collection capability, the dip warning signs, entrance signs declaring these are private roads with the speed limit being 30 mph unless otherwise posted and some additional 30mph speed limit signs, the placement of the speed dips, the materials for the signposts and the cost of a vendor to place the signposts in the ground and attach the signposts, a donation to the Sheriff's Posse for extra patrols and [the consultation of a professional services firm to sign off on the plan]

For the North section, the preliminary phase 1 budget allocation is [\$11,467].

For the South section, the preliminary phase 1 budget allocation is [\$6,147]

For the 26/27 budget year –

For the 2026/2027 budget year, the Board proposes to finance the remaining costs associated with speed dip installation and requisite signage through a one-time special assessment. There are no anticipated recurring annual expenses related to this project. This approach furthers fiscal transparency and maintains the long-term financial sustainability of the project for all property owners.

The projected remaining implementation costs are [\$25,921] for the North and [\$1,369] for the South. Final budgetary figures will be established upon receipt of invoices for sign placement and confirmation of project specifications. *The potential one-time special assessment in 26/27 budget would be \$75 per lot based on 376 lots, and per our pre-CCIOA designation under Colorado statute, which requires equal allocation across all lots within the community regardless of benefit.*

## **BDR POA Meeting Agenda**

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

### **Road Report**

- David Tolar indicated that we have done below expected snow plowing due to the small amount of snowfall that the community has had to date; however, that has required more grading than what was anticipated. The road graders are currently focused on areas of the community that continue to get severe washboards and are beginning repairs by cutting out the washboards, wind rolling the material to the side of the road, and once there is enough moisture will move the material back to the cutouts and pack it down.
- David has identified potential future work but will assess which work can be completed based on funding remaining in budget (May/June time frame)

### **BDR Fence Report**

- Karen provided an update on behalf of Rick Smith. The fencing service provider expects to begin fencing repair along Oak Creek Grade (where fencing is laying on the ground in spots) within the next few weeks.
- Additionally, Karen reminded the attendees that Colorado is a fence out state and identified the presiding fence statute.
  - 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**

BDR Fire Ambassadors Carol Schoun, Jay Temple and volunteer Deanna Shipley provided an update on upcoming community events.

- Fire Mitigation Chipping Event on April 22, 2026 (9am – 1pm)
  - Working on identifying a central location, information will be provided to Bonnie to post on website and FB.
  - Hoping to have a trailer / dumpster to dispose of stumps
  - May have mulch/chips available for property owners to take with them.
  - Karen approved temporary signs reflecting the Chipping Event can be placed at the BDR entrances.
- Open House Fire Awareness on Saturday May 2nd (11am – 3 pm) [ Please note this is a date change from the Agenda posted previous to the actual meeting]
  - Jay Temple’s home in BDR

## **BDR POA Meeting Agenda**

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

- 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.

### **Community Trash Day**

- Volunteer Kim Tattle provided details for the Community Trash Day scheduled for March 28, 2026 (8am – 3pm) with a dumpster provided in North BDR at the intersection of Oak Grove Circle and Prospect. She will also provide recycling bins for aluminum and glass. No household trash. She has been posting information to FB and event information is located on the BDR website.

### **Hunting Committee**

- Deanna Shipley updated that the new committee who has replaced John Decker had their introductory meeting and finalized the hunting forms that will be sent out with the annual ballot.

### **Mail/Signs**

- Karen informed the community that property owner Ken Metz volunteered to manage the mailbox and signs while Rick Smith is on leave of absence. Currently, we have available box units and will continue to monitor.

### **Open Forum**

- No BDR property owners signed up to speak.
- One property owner asked about the member directory availability and when is it updated. Karen informed the most recent directory was updated in Q1, 2026 and the board anticipates updating the directory every quarter. The directory is posted to the password protected member only section of the website and will not be distributed via email or postal mail.
- One property owner asked if any of the BDR lots are owned by BDR. Karen responded that only the two common areas to access BLM land off of Dead Mule Ln and Prospect Rd/220 are owned by BDR. Another property owner added that BDR owns all the roads which Karen concurred.
- One property owner asked if the board was considering any changes to the agreement / fees charged to Cody Park for ingress / egress. Karen Genneken responded that the agreement has been reviewed in the past by attorneys with the result being no change. Richard Hartman stated the board has the issue on its radar and will continue to monitor.
- One property owner asked about 7 potential lots on the border of Fremont County in North BDR and if they were being developed as a separate community. If so, the property owner wanted to know how dues would be collected from those lot owners. The board agreed to investigate the situation.
- One property owner asked (before the meeting started) if the drought would have any impact on the grazing lease/ time of grazing/ number of cattle. Karen stated she would monitor and have a response prior to the start of the lease period.

Close Meeting – Karen Genneken

**BDR POA Meeting Agenda**

Cliff Lanes Bowling Center

March 10th, 2026 5:00 pm

- With no additional comments, Karen referenced the date of Next Meeting – May 12, 2026 @ 5pm (Cliff Lanes) and asked for a motion to close the meeting. It was motioned, seconded and the meeting ended.