

BDR POA Meeting Minutes

Cliff Lanes Bowling Center

May 12th, 2026 5:00 pm

Attendees:

Board Members Present:

- Karen Genneken, President- Richard Hartman, Vice President- Bonnie Chipman, Secretary/Treasurer- Pam Carpman- Rick Smith

Board Members Absent:

David Tolar, Road Manager

Property Owners in Attendance: Please see the sign-in sheet.

Call to Order:

President Karen Genneken called the meeting to order at 5:01 PM.

Pledge of Allegiance:

Led by Vice President Richard Hartman.

Meeting Etiquette:

Ms. Genneken reminded attendees of meeting etiquette and requested all guests sign in and indicate if they wished to speak during the open forum.

Approval of Previous Minutes:

Minutes from the March 10th meeting were ratified.

Board Seat Nominations:

Final call for board nominations is May 15th.

Third Party Management Company:

Ms. Genneken explained the board's plan to retain a third-party management company. Three companies were considered; two finalists remain after demos and review of service platforms. Due diligence is ongoing, with a decision expected before August 1st. The cost has been budgeted for 2026/27 and will increase association dues by \$60. The RFP is available on the association website. Key benefits of third-party management include:

- Enables digital payment of association dues, providing secure, convenient options and reducing late payments.- Provides an online portal for real-time access to account balances, payment history, and important association documents.- Centralizes communication with features like newsletters, announcements, and a searchable member directory.- Moves administrative and accounting duties

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(billing, collections, bookkeeping, vendor management, covenant management) away from volunteer board members, freeing the board members to focus on strategic matters.- Addresses the challenge of a shrinking pool of volunteer board members by shifting operational workload to professionals, which may encourage additional property owners to apply for board positions.- De-risks reliance on the current accounting provider and provides professional financial management, ensuring GAAP-compliant monthly reporting, support for annual audits, and facilitation of tax filings.- Increases operational efficiency through technology, automation, and established best practices.- Enhances board and member experience by providing meeting support, compliance assurance, and responsive property owner service, including the potential for virtual meetings facilitated by the management company as required by governing documents.- Creates operational efficiencies through automation of currently manual processes, adding convenience and transparency for association members.- Could provide a method for property owners to submit covenant violation grievances, with the third-party company managing grievance forms.

Treasurer's Report:

Treasurer Bonnie Chipman presented the financial report, including current account balances and year-to-date income and expenses.

The Treasurer's Report covers the 2025/26 budget year through April 30, 2026, or 75% of the current budget year. Please note that the "Budget vs Actual" report through April 30th is posted on the BDR website.

Income:

We have collected about \$148.5k, primarily from annual property owner dues. We continue to reach out to the four property owners who still need to make their payments in full, in accordance with the requirements of the updated CCIOA and Colorado Statutes. This income area currently has us at a ~\$1,500 negative gap. Also note that \$600 in dues were budgeted for the 105 Subdivision Road Maintenance line item, but those property owners ended up buying property within Bull Domingo, so they simply pay their property association dues and will not be paying additional dues to access their other lots. This revenue line item will remain a gap this year and disappear entirely in the 26/27 budget year.

The next largest income category is grazing fees. Grazing fees are split between two budget years, and we expect to receive a \$4,500 deposit for the 26/27 grazing lease within the next 30 days, which will contribute towards the 25/26 budgeted amount. We anticipate the 26/27 budget revenue line for grazing will be lower due to the current drought. Mr. Rusher agreed to pay half of the minimum grazing fee (\$9,000) as a deposit. While the current gap is negative \$3,400, with Mr. Rusher's deposit, this line item should show a surplus of ~\$1,000.

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Due to lower interest rates over the last 12 months than at the time the budget was submitted, we expect a negative gap of approximately \$1,500 between actual interest earned and budgeted interest income.

Overall, we are projecting a shortfall of approximately \$ 2,000 in income due to these factors. The total income collected to date represents approximately 98.4% of all revenue.

Expenses:

We have spent \$73.1k of our 25/26 budget year, or 40.6% of the total. These expenses consist of operating expenses, including insurance, attorney, and accounting fees, as well as road-related expenses. While we didn't spend as much on snow plowing this year as expected, these funds can be allocated to road work. To date, 100% or ~\$24,500 of the total carryover for road work has been spent, 30% or \$25K of the North side BDR road budget has been spent, and 11% or \$4k of the South side BDR road budget has been spent. With the spring weather, road maintenance and improvements for the 25/26 year have started in earnest. The road manager expects to spend another \$60k over the next 2 months to improve the road base, complete culvert repairs, and/or add culverts.

Operating and Reserve Account Balances:

As of April 30th, we have \$110.6K in our checking (operating) account and \$103.9K in our Money Market designated for Emergency Reserves. With these funds in our accounts, we are in good shape financially.

Dues Collection and Delinquency:

Ms. Genneken informed the Board that an executive session will be held to determine which delinquent accounts will be referred to the association attorney for collections, in accordance with updated CCIOA policy.

2026/2027 Budget Process and Proposed Budget

Ms. Genneken reviewed each budget line item and explained all variances to property owners in attendance. Upon completion of the review and answering property owner questions, Rick Smith motioned to approve the budget, Richard Hartman seconded, there was no further discussion and the board unanimously approved the 26/27 budget.

The approved budget and explanatory notes will be posted to the association website for member review.

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Key Budget Changes – Income:

- Grazing fees decreased due to drought (revenue down \$2,000)
- Interest income decreased due to lower interest rates (revenue down \$900)
- 105 Subdivision dues eliminated, as those property owners now pay only the annual association fee (revenue down \$600) since they purchased property within Bull Domingo
- Property owner dues to be increased by \$60 per lot (revenue up \$22,860)
- Cody Park dues increased due to **matching** the association dues increase (revenue up \$60)
- Net increase to revenue: \$19,420

Key Budget Changes – Expenses:

- Large fencing repair project completed under 2025/2026 budget (expenses down \$5,080)
- Gate maintenance (south) removed from budget (expenses down \$3,000)
- Income tax expense increased (expenses up \$1,100)
- Office expense increased for traffic calming radar data subscription (expenses up \$100)
- POA management services added, including a buffer for ad hoc services (expenses up \$26,520)
- Accounting fees decreased as bookkeeping transitions to third-party management; CPA tax filing/transition costs remain (expenses down \$5,950)
- Attorney fees increased (expenses up \$2,000)
- Road and snowplow budgets combined, with no net change to total expenses
- Net increase in expenses: \$15,690

Traffic Calming (Speeding Mitigation) Committee

Ms. Genneken provided an update on the status of traffic calming measures. Guest speaker Joseph Watts of the Custer County Sheriff's Posse informed attendees that the Posse has begun patrols of BDR. Feedback from the engineering company in April included recommendations for specific line-of-sight dimensions, which will alter some of the original Phase 1 sign locations. The company also recommended moving radar feedback signs every 2-4 weeks.

A vendor was engaged in May, and the south side has already been marked for sign and dip locations; the north side will be marked within the next two weeks and dig test markings have been received. Radar

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speed limit signs, as well as signposts and speed limit signs, have been ordered with delivery expected in May.

A property owner inquired about the budget for traffic calming. Ms. Genneken confirmed that Phase 1 (which includes 6 dips, warning signs, speed limit signs, and radar feedback signs) was paid for from the 2025/2026 budget. While the board initially considered a one-time assessment in 26/27 for Phase 2, they have decided to postpone further action until Phase 1 results are collected and reviewed. Phase 2 is not anticipated to roll out in the 2026/2027 budget year.

Roads Since Road Manager David Tolar was absent, Ms. Genneken presented the road report. Following last week's snow and moisture, David promptly engaged the road grader, and new road base was added to primary and secondary roads as needed, with the gravel rolled in. Ms. Genneken authorized David to spend up to \$60,000 over the next two months on road and culvert repairs, including installing new culverts where necessary. In response to a property owner's question regarding responsibility for grader-caused culvert damage, it was noted that David would require the grader to cover repair costs in such cases.

BDR Fence Report Ms. Genneken reported that the fencing repair project along Oak Creek Grade remains in progress. No cattle will be released on BDR property until repairs are complete.

Grazing Update Ms. Genneken spoke with Mr. Rusher about adjusting the grazing strategy due to drought conditions. Mr. Rusher will both limit the number of cattle released on BDR and delay release beyond the lease's early allowance. The Board will continue to monitor drought and grass conditions during the lease period. Grazing revenue has been reduced in anticipation of fewer cattle for a shorter duration. Ms. Genneken also consulted with Colorado State University Extension Services/Drought Advisors, who provided calculations for sustainable stocking rates during drought, factoring in 25% wildlife consumption and 25% forage waste. The advisors felt BDR's approach was considerate and thoughtful.

Fire Awareness Committee Committee member Deanna Shipley updated attendees on two recent community fire mitigation events:

- The Community Chipping Event held on April 22nd was a success despite being cut short due to high winds. Volunteers and county workers chipped nearly 1,200 cubic feet of material, and dumpsters were filled with stumps and trees that could not be chipped.
- The May 2nd Open House Fire Awareness event was also successful, with 32 attendees, including representatives from other POAs and several vendors showcasing mitigation and insurance negotiation services.

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Hunting Committee Committee member Deanna Shipley reported that hunting forms will be mailed at the end of May along with the budget ballot.

Mail/Signs Volunteer, Ken Metz reported that two mailbox units have been issued since the last meeting. Following a question from a property owner, it was suggested that property owners who find keys left in the mailbox units should notify Ken of the location and unit so he may contact the appropriate owner. Rick Smith reminded attendees that making personal copies of mailbox keys is more cost-effective than having BDR replace locks and noted that BDR does not maintain master keys.

Open Forum

- Richard Hartman addressed the Board on behalf of an absent property owner, who urged everyone to be conscientious about lawn and garden watering during the current drought.
- A property owner inquired about an open grievance concerning a tiny home on Map 6, Lot 68B. The Board confirmed that the grievance is being managed by the association attorney.
- The same property owner referenced Governing Policy Article 5, Paragraph 1, asking why the Board does not file written grievances on behalf of owners. The Board reiterated its position not to do so, citing: (1) advice from legal counsel to avoid potential discrimination or liability, especially where multiple properties may be in violation of the same issue; (2) lack of detailed understanding compared to the property owner making the complaint, who should provide evidence for investigation; (3) the Board's role is not as a police force but to investigate written grievances received; and (4) the policy's intent is to allow, not exclude, Board members from filing grievances as individuals.
- The same property owner referenced a potential school. The Board responded that it would not comment on the situation until a written grievance is submitted and investigated.

Adjournment Ms. Genneken announced the next meeting—the Annual Property Owners' Meeting—will be held Tuesday, July 14th, 2026, at 5:00 PM at Cliff Lanes. The July annual board meeting will include announcing the new board, announcing the approved budget and any other transactional business. The meeting was adjourned at 6:03 PM.