BDR POA Annual Property Owners' Meeting Minutes
Date: July 14th, 2026
Location: Cliff Lanes Bowling Center Conference Room

Call to Order

- The meeting was called to order by Karen Genneken at 5:02 pm. Attendance was taken, and property owners were asked to sign in with the Secretary and indicate their desire to speak during the Owner's Forum. The secretary confirmed a quorum with 91 lots represented.

Welcome and Introductions

- Rick Smith led the Pledge of Allegiance. Richard Hartman reviewed meeting etiquette.

Ratification of Previous Minutes

- The minutes of the May 12th meeting were ratified by the Board and entered into the minutes

President's Report:

- The president led a discussion on the differences among Right-of-Way, Easements, and Setbacks.
    - Right-of-Way: 60' width, generally 30' from center of road and owned by POA.
        - The POA Liability Insurance covers liability related to the Right-of-Way. If a reserve study is conducted, the Right-of-Way (Roads) will be the priority asset for both physical and financial analyses.
        - Property owners should not work on the roads (see Governance Policies and Rules, Article II (2)) without prior clearance from the road manager.
        - The road manager is reviewing bids for fire mitigation work to be performed within the Right-of-Way, including tree trimming, tree removal, and road widening.
    - Easements: 25' width on either side of all boundary lines for the purpose of utilities.
        - Owned by the property owner and should be represented in surveys and in title work
        - Covered within the Declaration of Protective Covenants Section VI
    - Setbacks: Established by the County Planning and Zoning (Zoning Regulations section 6.2), currently at 50'
        - Defined in Definitions Section of Declaration of Protective Covenants
        - No Structure may be erected within 50' of the Right-of-Way line nor any boundary of the parcel
- Discussion on the Budget Process

    - The president explained how the Board determined that changes to legislation enacted in 2017 affected the budget process for a pre-CCIOA-designated community such as Bull Domingo.
    - In response to a property owner's question received earlier about why prior boards had different voting requirements during that timeframe, Ms. Genneken responded that the Bylaws, which serve as the governing documents for the Board, contained conflicting statements in Section II regarding the appropriate process, and that unless you ask the POA's attorney a specific question, the legal firm is not proactively pointing out changes or discrepancies and furthermore that the Bylaws had not been updated to align with current law.
    - She noted that engaging a third-party management company with expertise in CCIOA and Colorado statutes would have enabled the Board to proactively address legislative changes. Otherwise, prior Boards would have needed to consult legal counsel regarding specific statutory updates.
    - She emphasized the importance of having a Board supported by the community. Under current law, as a pre-CCIOA designated community, there is no cap on budget changes implemented by the Board. Property owners may vote on Board members if a contested election occurs, as well as on covenant changes in the Declaration of Protective Covenants and certain sections of the Bylaws, such as Section 5 (Quorum).
- Discussion on what it takes to dissolve the Association based on a question previously asked by a Property Owner
    - Would require a 2/3 vote by lot owners to request dissolution
    - Would require all contracts dissolved or acquired by other service providers. Some contracts have year-long notice requirements
        - The grazing lease would end, and any property owners with an ag exemption would lose it. It is unlikely any rancher would negotiate individual agreements where cattle could cross over between multiple 35-acre parcels
        - Road Maintenance would either need to be taken over by the County, and County taxes would most likely go up, OR a series of private road agreements would need to be created, with a complex system of paying road maintenance fees to various private owners.
        - The interested group would need to hire an attorney to facilitate everything.
        - The Board does not intend to dissolve the Association. Any group of property owners wishing to pursue dissolution would be responsible for facilitating the process, contingent on securing the required two-thirds majority vote.
- Richard Hartman clarified that the Board, comprised of volunteers, is not a regulatory or enforcement agency. In emergencies, property owners should contact appropriate authorities. The Board serves in a fiduciary capacity, investigating grievances that have

been properly filed. The Board does not actively patrol for covenant violations or initiate grievances on behalf of property owners. Karen Genneken further noted that the third-party management company may serve as the initial point of contact for the grievance process.

Treasurer's Report Prepared by Bonnie Chipman

The Treasurer's Report covers the 2025/26 budget year through June 30, 2026, or 92% of the current budget year. Please note that the "Budget vs Actual" report through June 30th is posted on the BDR website.

Income:
We have collected about $154k, primarily from annual property owner dues. We continue to reach out to the three property owners who still need to make their payments in full, in accordance with the requirements of the updated CCIOA and Colorado Statutes. This income line item currently has us at a ~$ 1,300 negative gap with one month left to collect for this budget year.

The next largest income category is grazing fees. Grazing fees are split between two budget years, and we received a $4,500 deposit in May for the 26/27 grazing lease. Mr. Rusher agreed to pay half of the minimum grazing fee ($9,000), which leaves us a surplus of $1,090 for the budget year.

Lower interest rates over the last 12 months and the removal of the 105 Subdivision fees, along with the delinquent property owner income, will leave us with a $1,400 shortage for the year.

The total income collected to date represents approximately 98.4% of all revenue.

Expenses:
We have spent $131.1k through June 30th, or 72.8% of the total. These expenses consist of operating expenses, including insurance, attorney, and accounting fees, as well as road-related expenses.

Road-related expenses: While we didn't spend as much as budgeted on snow plowing this year, these funds can be allocated to road maintenance.

To date, 100% or ~$24,500 of the total carryover from the 24/25 budget for road work has been spent; 60% or $50K of the North side BDR road/snowplow budget has been spent; and 63.5% or $26 K of the South side BDR road/snowplow budget has been spent, primarily on grading throughout the year.

The road manager has spent, or is allocated to spend, an additional $49k in July on road base hardening, completing culvert repairs and replacements, and supporting traffic calming efforts, representing 100% of the road budget.

The very dry weather has made it difficult to continuously combat wash boarding, but the grading company remains poised to complete the work if and when we get enough rain to sustain the effort to harden the road base.

Operating and Reserve Account Balances:
As of June 30th, we have $105.5K in our checking (operating) account and $104.4K in our Money Market designated for Emergency Reserves. With these funds in our accounts, we are in good shape financially.

Committee Reports:

- Road Report: Topics included the use of larger rock to harden the road base, the timing of rain versus hauling, the remaining budget for road work, last month's execution of rock deposits in North BDR, road widening/emergency mitigation so emergency vehicles can ingress while property owners' egress, trees in the Right of Way, and ongoing work to reduce wash boarding in transition areas.
- Fire Awareness Committee: Carol Schoun, on behalf of the committee, presented additional educational resources, indicated that her team would provide links to official sources, and noted that they are not an emergency response team; in the event of an emergency, call 911 or the appropriate government agency. Michelle Tillotson of the Wet Mountain Fire Protection Auxiliary Fund - and a BDR Property Owner provided forms for property owners in attendance who wanted reflective numbers so that their address is more visible to emergency service responders. The cost is $25, and the reflective numbers are available to all property owners
- Hunting Committee: Deanna Shipley, a volunteer property owner, reported on the number of forms received to date and requested that property owners continue to send them in so that the committee has a ready view of any potential trespassing situations.
- Mailboxes: Ken Metz, a volunteer property owner, provided an update on mailbox capacity, with no current concerns.

Old Business

- Traffic Calming (Speeding Mitigation): Karen Genneken reported that dip signs have been installed in four locations, with two more dip areas pending installation in North BDR. The person helping install the signposts accepted the Director, OEM position three days prior to the Aspen Acres fire and has been otherwise occupied with the fire. Additionally, the grader has experienced delays in installing the dips, but we are hopeful the initial dips will be in place by the end of the month. Two speed limit signs with radar feedback were discussed, with one installed and one pending. Four additional 30-mph speed limit signs were placed at each entrance, and plans are in place for further signage.
- BDR Fence Report: Karen Genneken reported that Oak Creek Grade repairs have been completed.
- Grazing Update: Karen Genneken discussed her ride-along observation with the rancher to assess areas in North BDR that are water-scarce. Cattle have been released to South BDR and have been delayed on the North due to concerns about the fire (and the need to

evacuate) and water issues. Some property owners have offered access to water on their properties, and the cattle should be released to the North side by the end of the month.

- Third-Party Management Update: The contract has been signed, and onboarding has begun. Everyone will receive a welcome letter with more details about the portal and the management company. Property owners will be able to sign up for notifications / newsletters and other communications via various media (mail, text, phone, email, etc.). The goal is to complete onboarding so the third-party management company can mail the dues letter in early August. Property owners will be able to pay online and view their account balance. The messaging/notification capability will be helpful for relaying urgent messages to property owners.

<u>Election of Directors</u>

- Richard Hartman conducted the election of directors by vote of acclamation since there were fewer board candidates than board seats. Richard read short bios for each candidate. There were no nominations from the floor. This is the third year in a row that there were more seats than candidates; therefore, no ballot voting was needed. The candidates voted by acclamation to serve a two-year term were Karen Genneken, David Tolar, Tina Kosik, and Chris Tompkins. They join Richard Hartman, Bonnie Chipman and Rick Smith to fill seven seats. The 26/27 board will meet before the next board meeting to determine officer roles.

<u>New Business</u>

- Karen Genneken presented new issues and proposals, including that board meetings will be held quarterly next year. With the addition of a third-party management company, the board hopes to offer virtual meetings soon.

<u>Open Forum / Property Owner Comments</u>

- Property owners were given a time-limited opportunity to speak. The following property owners signed up to speak: George McElvey, Dean & Kristie Wall, Michael Benjamin, Matthew Richter, Quintin Weber. Each property owner was given the floor, and the board responded once all property owners finished.
    - Mr. McElvey offered his knowledge and experience to the road manager. He also asked what he was getting for his association dues.
        - The board walked through the larger-dollar line items in the budget, with a focus on road maintenance. The road manager highlighted that if the dues weren't aggregated and leveraged, you would get a one-time single dump truck of rocks/dirt and grading for less than 1/4 mile for $420.
    - Mr. and Mrs. Wall addressed their concerns about the budget process and the lack of a vote, and the board should consider not following the legal process. Mr. Wall's concern was the board taking on liability related to the budget. Additionally, Mr. Wall wanted to avoid the big-city attitude that CCIOA might dictate, and the board should stay neighborly. His additional concern about having a third-party management company was that property owners would lose the board's personal touch. Lastly, he mentioned he would like more speed limit signs as a reminder to keep within the limit.

    - The board responded that they are covered by Director & Officer insurance, and that the insurance provider would likely not look favorably on the board if it did not follow the legal process. They feel it would be more defensible and lower risk to follow the law. The board also reiterated the benefit of having the third-party management company be better versed in CCIOA and proactively addressing changing laws. Additionally, the third-party management company can handle non-neighborly functions, such as debt collection and reporting of covenant violations, so that the board can remain neighborly and focus on community issues. Lastly, the board let Mr. Wall know that there were additional speed limit signs available and would continue to look at the best locations for placement.
  - Mrs. Wall discussed her disappointment with the budget voting process, especially since the composition and integrity of the board is critical, and it would have been nice to include the bios in the annual letter.
    - The board let Mrs. Wall know that the candidates who were rerunning had been mentioned to property owners in newsletters, on FB, and on the website since January, and that their interest in running and their bios were included in prior board minutes. The two new board members did not indicate their interests until after the newsletter went out and the bios were available just prior to the meeting. As always, the board welcomes respectful inquiries at any time and strives to be responsive to each property owner who reaches out, either by email to bdrpoa@yahoo.com or by text/phone.
  - Mr. Benjamin wanted to inform the community that he and his neighbors along Grape Creek and Riggs Rd have seen an increase in trespassing generally from BLM land, including the use of campfires. The intention of these property owners is to post No Trespassing signs
    - The board asked the Hunting Committee to get with Mr. Benjamin and potentially coordinate with the Wildlife Officer and the Sheriff's Department. Another property owner mentioned her experience with trespassers, and when they called the sheriff's department, the sheriff took care of it.
  - Mr. Richter addressed the board regarding the condition of his road on Lope Loop (mid-section), noting that it had not been graded for many years and expressing his disappointment after reaching out to the road manager without a satisfactory response.
    - The road manager let Mr. Richter know that he would drive the road the next day, that he is dependent on property owners to reach out to him with issues, and that when he receives a notice, he immediately engages the road grader to review the area. If he never hears back from the property owner, he assumes it was successful. The board indicated that all roads should be reviewed for grading needs at least annually and appreciates it if

property owners bring any issues to the road manager's attention. Mr. Richter and Mr. Tolar agreed to address the grading at the next rain.

    - Mr. Weber elected not to speak.

- The Board President expressed appreciation to all speakers and property owners in attendance and acknowledged those who respectfully communicate their concerns and observations to the Board.
- The Board President also recognized the ongoing efforts and dedication of the Association's volunteers.

Adjournment

- The next meeting was scheduled for September 8th, 2026, at 5:00 pm at Cliff Lanes. Richard Hartman made a motion to adjourn, which was seconded and unanimously approved.

Meeting adjourned. July 14th, 2026, 5:00 pm