

**BDR POA
PROPERTY OWNERS' MEETING MINUTES**

Cliff Lanes Bowling Center | September 8, 2026 | 5:00 PM -7:00 PM

Date	September 8, 2026
Time	5:00 PM
Location	Cliff Lanes Bowling Center
Presiding Officer	Karen Genneken, President
Minutes Prepared By	Chris Tompkins, Secretary

1. Call to Order

The September 2026 Property Owners' Meeting was called to order by Karen Genneken at 5:03 PM

- Attendance and sign-in.
 - 26 Home Owners and Guests were in attendance. Attendance Sheet attached below
- Confirmation of quorum of Board Directors by the Secretary or designee.
 - All Board members were seven present. (Karen, Chris, Bonnie, Tina, David, Richard, Rick)

2. Welcome and Introductions

The meeting included welcome and introductions, followed by:

- Pledge of Allegiance – Tina Kosik.
- Meeting Etiquette – Karen Genneken.

3. Ratification of July 14, 2026 Board Meeting Minutes

The approved July 14, 2026 Board Meeting minutes were presented for ratification by Chris Tompkins, Secretary.

Action / Vote: Rick 1st, David 2nd, Board Vote Unanimous, Approved

4. Reports

President's Report

- Board Officer Roles and Responsibilities:
 - Karen Genneken – President
 - Richard Hartman – Vice President
 - Chris Tompkins – Secretary
 - Bonnie Chipman – Treasurer
 - David Tolar – Road Manager

- Outcome: Briefed. No questions or discussion
- Third Party Management Update – Karen Genneken:
 - Outcome: Briefed. No questions or discussion
- POA impact on Ag Exemption Tax Assessment versus Non-Ag Exemption Assessment.:
 - Outcome: Briefed. Minor discussion and questions.
- Development Trends in BDR.
 - Outcome: Briefed. No questions or discussion

Treasurer's Report

- Financial update for the 2026/2027 budget year – Bonnie Chipman.
 - Outcome: Briefed. Bonnie and Karen explained the clerical error in the last published budget. Updated budget will be posted to Website and Excel ASAP. Action Item #1

Committee Reports

- Road Report – David Tolar
 - Current quarter's road work and locations.
 - Plans for the next quarter, including road widening/emergency mitigation.
 - Trees in Right of Way.'
 - Continued hardening of road base and transition areas to reduce wash boarding.
 - Outcome: Briefed. Minor discussion and questions.
 - Question about harvesting saplings from right away. Action Item #2
- Fire Awareness Committee – Carol Schoun
 - Discussion of adding multiple focus groups to the committee with appointed leaders:
 - Political (Wilderness Area being redefined)
 - Insurance
 - Emergency Services
 - OEM / Education
 - Outcome: Briefed. Minor discussion and questions.
- Special Guest: **Commissioner Lucas Epps** – Discussed County fire mitigation plans and county plans forward as a result of the Aspen Acres Fire.
- Hunting Committee – Deanna Shipley.
 - Outcome: Briefed. 118 Hunting forms turned in, 9 hunting. No questions or discussion.
- Mail Boxes – Ken Metz.
 - Outcome: Briefed. All mailboxes now identified.
- Traffic Calming / Speeding Mitigation.

- Dip signs have been installed in five locations, with one additional location pending that meet line-of-sight requirements and other conditions.
- Locations: 2 South BDR (Geronimo and Hill Country) and 3 North BDR (North Oak Grove, , Mitchell Mtn and Acorn). Dips were installed at BDR locations on August 26, 2026. An area on S. Oak Grove near Prospect intersection has been identified for the Phase 1 test period installation.
- Speed Limit signs with Radar Feedback: one installed on Hill Country and one pending installation on the North side.
- The intent is to move these signs as needed; additional sign posts / 811 locator tests may be required.
- Volunteers are being sought to help order 811 locator tests, analyze radar-sign data, and potentially install sign posts where needed.
- Outcome/Discussion: There was significant discussion with the board, home owners and guests. Karen provided a detailed explanation of all the steps that have occurred and have been discussed at previous board meetings that have led to the decision to install and test speed dips in BDR phase 1. Data needs to be collected from the speed signs to determine if this is having the desired effect. Many of the home owners reported concerns about speeding and excessive speed occurring on BDR roads. Several people were concerned about the sizes of the dips and their location. A copy of the traffic engineer's report and the specifications from the engineer for the dips is on the BDR POA website. David reported that a few of the dips are going to be reworked with road base since the traffic is making them deeper and out of the engineer's spec due to flour soil.

5. New Business

Presentation of new issues or proposals – Karen Genneken.

2027 Board Meeting and Annual Property Owners' Meeting Cadence

- February 9 – Regular Board Meeting.
- May 11 – Regular Board Meeting.
- July 13 – Annual Property Owners' Meeting.
- October 12 – Regular Board Meeting.
- Outcome: Board announced that next year, 2027, will have a board meeting every quarter rather than every other month now that we have a management company.

Bylaw Amendments

- Amendments to the Bylaws were made by the attorney to align them with CCIOA and the pre-CCIOA designated status of BDR. The amendments are located on the website for review by property owners and do not require a vote for these specific changes because they are intended to align with applicable legal statutes.
- Outcome: Karen briefed the minor updates to the bylaws to clarify processes and compliance. It was noticed that the Electrical Re-coop was still in the bylaws. Karen will

rework to remove the Electrical re-coop. Action Item #3. Board to vote to adopt and post to website once edits are completed.

6. Open Forum / Member Comments

A time-limited opportunity was provided for members to speak and ask questions of the Board.

Discussion / Comments: Five home owners requested time to speak. Three homeowners' questions were answered by previous discussions and declined there 3-minute time. Two home owners' questions were the same and concerned about the adoption of the third-party management company. Karen provided an extremely detailed explanation of all the tasks the volunteer board members were required to do. The benefits of the third-party management company. The money management, state reports, legal, accounting, dues collection, etc. She explained the bid process and how the third-party management was chosen. The current board has 7 members. The board should have 9 members. Chris asked if anyone in the meeting would be interested in one of the two open board position. All declined. After all discussion had ended, everyone in the room understood the benefits, costs and was in concurrence that the 3rd party was a good decision by the board.

7. Adjournment

Richard Hartman presided over the adjournment.

Motion to adjourn: David 1st, Richard Second, Board Vote: Unanimous. The meeting adjourned at 6:29 PM

Date of Next Meeting: December 8, 2026 at 5:00 PM, Cliff Lanes Bowling Center.

Action Items:

- Action Item #1: Post revised financials for 2026-2027.
 - Assigned: Bonnie
- Action Item #2: Determine feasibility and protocol to harvest sapling from right of way before tree trimming.
 - Assigned: Karen
- Action Item #3: Board to vote to adopt updated bylaws and post to website once edits are completed.
 - Assigned: Karen

Prepared by: Chris Tompkins, Secretary	Date: <u>9/12/2026</u>
Approved by: <i>Christopher P Tompkins</i>	Date: <u>9/22/2026</u>