

BCPOA Quarterly Borad Meeting

January 18,2025

9 AM MST

Russell called the meeting to order at 9:03 am. Board members in attendance: Russell Cowman, Doug Shows, Mary Cottrell, Bill Stonaker, and Curtis McLain. Board Members not in attendance: Bob Milam and Brad Shaffer

*Financials were emailed out to the board prior to the meeting. There were no questions or concerns. Russell made a motion to approve the financials as presented. Doug Seconded. Motion passed unanimously.

*Annual Dues: as of the meeting there is only one outstanding account for 2024 annual dues. Monthly payments are being made. One other account is in collections for non-payment of the Special Assessment. Veronica will be sending out annual dues invoices earlier in the year with a due date of May 15. This will give a more accurate account of dues collected before the annual meeting.

*Gate Update: The front gate is now set up with an SOS sensor; allowing the gate to open in case of an emergency. There are still 13 new remotes available to the community members for purchase. The board discussed the function of the gate. The remotes work much like a garage door opener; click once it will open click twice and it will close. An email will be sent out to the community letting them know how the remote works. Also, the gate will open by itself when a vehicle is exiting the community. The back gate still needs the old remote. The board discussed upgrading the back gate with new motors and an SOS sensor in the future. These upgrades would allow the community to use the same remote for both gates. These items will be considered in next year's budget process and will be fixed when the old motors go out.

*Infrastructure Update: Russell has walked the roads throughout the community and saw parts of the shoulder are starting to sink in certain areas. Patching, crack sealing and chip sealing will need to be continued throughout the community roads. It was brought to the board's attention that the road signs should be replaced in the future. Another item to add to the budget for future spending.

*Firewise Update: Board discussed how the community has been proactive in the Firewise program and is now a designated community. Being able to retain fire insurance has become an issue across the US. Being a Firewise community and having a home that meets the requirement will allow homeowners to keep their insurance and receive possible reduction in insurance cost. Mike will be filing for reimbursement from grant funds soon. Grant funds are available through 2026. The board discussed future projects within the community to keep up with Firewise protocol. Curtis reported after counting the trees within the community, he will need to purchase between 1600-1700 pheromone packets to put in the doug fir trees. Homeowners have been responsive in helping with the purchase

of the packets. The empty lots have the most trees. The board discussed options for future years with maintaining the packets. This year the total project will be approximately \$7,000; ongoing costs will be on the property owner. Curtis will draft an email to be sent out to the community with information on the pheromone packets, the importance of cutting down dead trees, and when possible, removing them from the property. The Firewise emblems that homeowners received after completing the work need to be repurchased. Once Curtis received the cost for ordering more, he will notify the board via email for a vote to approve the purchase.

*Adjourn meeting: Russell made a motion to adjourn the meeting. Bill seconded. Meeting was adjourned at 10:05am

Next quarterly board meeting is scheduled for April 12, 2025