BPLA

Annual Membership Meeting — Minutes

DATE	Sunday, August 31, 2025 (Labor Day weekend)
HOST	Dan & Maureen Manson
ATTENDANCE	Approximately 40 members
NEXT MEETING	Sunday, September 6, 2026 (Labor Day weekend) · Host: Cliff

1. Oil & Gas Leasing (Bureau of Land Management)

Cliff raised the question of whether Bureau of Land Management (BLM) activity could affect the community. A potential land lease that had been under community review has since closed.

John reviewed the relevant drilling setback requirements: no drilling within 0.25 mile of a structure or stream, or within 0.5 mile of a water source, and operations generally require relatively flat ground.

Cynthia noted that the association cannot, on its own, stop a lease; negotiating leverage rests with individual landowners. The association's role is to participate in the process and to discourage unwanted activity. Reference materials are available, including water maps, and members should note the distinction between intermittent streams and springs. Van Dyke has elevation and ground-survey maps on hand.

Tim advised members to comment through the proper channels when appropriate and to stay actively engaged in the process rather than moving prematurely toward litigation. The association functions as a collective voice. Tim's contact information is posted on the website, and members are encouraged to raise any concerns they believe should be addressed.

2. Budget & Finances

- Operating budget: approximately $28,000.
- Recurring annual costs: roughly $2,000–$3,000.
- The East gate lease is due for renewal at a cost of $5,000.
- The board will revisit how property access is managed (entry versus exit points).

Payments & tax status

The organization is not a tax-paying entity and therefore cannot operate a business Venmo account. Members may submit payments through a personal Venmo account.

3. Membership Dues & Roster

- Of roughly 120 plots/owners, only about 30–40 are currently paying dues. The board recommends reviewing the dues structure.
- Owners holding multiple tracts sometimes pay a reduced combined amount (about $300). Several properties have changed hands, but new owners are not necessarily new contributors.
- Karin maintains the master roster — addresses, emails, and phone numbers — and tracks participation.
- Julie proposed sending letters or emails to households indicating who is current on dues and who is not.
- Tim is actively communicating with members and will expand outreach, including notices for community gatherings.

4. Roads

Dennis reported that grading is not required this year. Roads generally need grading every other year, with filler material added annually. The yearly focus is on repairing damaged sections. (Road Master responsibilities are addressed under Elections & Roles below.)

5. Fencing Projects

Members agreed the fencing work days were a productive way to come together on shared projects.

After considering June 12–13 and June 26–27, the group selected June 26–27 (Friday/Saturday) for the next fencing weekend. Each plot is asked to send at least one representative.

Field notes

- Rick removed several large rocks from the work area.
- A red lopper is needed.
- Steel posts proved more effective — faster to drive and able to be tied in about five minutes.
- The effort is intended to bookend the start of summer.

6. Fire Mitigation & Forest Health

Equipment & awareness

- A commercial-grade sprayer is staged at Maple Springs (announced via Facebook). Members are welcome to come learn what it is and how to use it. Van Dyke also keeps a 4-50 unit in his truck.
- One or two fire-suppression units should be staged on the mountain; the area was struck by lightning twice in the past year.

Grant (led by Kerry)
Kerry is pursuing a Colorado forest fire management / fuel-and-fire-mitigation grant for the purposes of forest-health management and improved truck access. Figures referenced included a $7.2 million program and a target in the $90,000–$100,000 range.

- Gate status: the North gate is locked; the East and West gates are open. Priority areas include Windy Point and Dede's.
- Application is due October 9th, with a decision expected by March.

Scope, access & quotes

- Service quotes are needed for the work, including disposal, a site manager, and equipment.
- The road is narrowing again and needs to be widened — roughly 30 feet from the centerline on each side (about 60 feet total). Member signatures are needed to confirm work locations, and Tim will prepare a permission form/letter.
- Proposed work sequence: along the East Loop (Cliff to Kerry), including Aunt Rosie's, Jackrabbit, and Maple Springs.
- Incline service was discussed at roughly 4 hours per day across 4 days (cost figures of about $500 and a total near $8,000 were referenced), delivered as a phased, roughly three-year plan.
- Ron Hildebrand noted that a team is available that can bring in better equipment for higher-quality work.
- Volunteers are needed for pickup and disposal; work could begin soon.

Information to gather (quotes / items needed)

- Tree removal · Equipment · Financial standing · Maps · Work and disposal plan · Drainage estimate.

Fundraising
An initial target of $100,000 was discussed, to be raised through side donations outside of regular dues. Roads needing work should be mapped, and a budget plus volunteers are needed (targeting June 12–13). Karin noted that special donations can be earmarked for specific issues such as fire mitigation. The group confirmed it is not a 501(c)(3).

7. Rancher Partnership

Efforts to partner with local ranchers have stalled. Members are asked not to contact ranchers directly regarding John's cattle check at this time.

8. Long-Term Vision

The association's seasonal rhythm is to begin summer with a shared job or project and to close summer with a meeting and picnic.

Members were encouraged to consider the organization's long-term direction: whether to formalize its structure or remain informal (potentially as a tax write-off), and what BPLA should look like in 10–20 years. The shared goal is to strengthen how the association is organized and to build toward a stronger BPLA.

9. Elections & Roles

- Tim will remain in his position for two more years; the membership voted unanimously to retain him.
- John will lead Fencing.
- Dennis will continue on Roads. For Road Master, Matt will serve as backup to Rick — assisting or taking over depending on Dennis's availability — and the role carries a one-year commitment.
- Fuel oversight (gas, diesel, propane): Cliff is to serve as chairman.
- A red/yellow/green fencing classification system was proposed but remains to be determined; it would begin from the property map.

10. Motions Passed

Motion: to pursue the Colorado Forest Fire Management fuel-and-forest-fire-mitigation grant, with member communications to continue. The motion was moved, seconded by Dan, and passed.

Note: the association is not committing funds at this time and will follow up on its ability to finance the work.

11. Next Meeting

Host: Cliff. Date: Sunday, September 6, 2026 — the Sunday of Labor Day weekend.

12. Action Items

Owner	Action item
Tim	Prepare and circulate the permission form/letter for road-work locations; continue and expand member communications.
Kerry	Submit the Colorado forest-health grant application by October 9th.
Karin	Maintain the master roster; set up earmarked tracking for fire-mitigation donations.
Julie	Send dues-status letters/emails to households.
Board	Review the dues structure; gather quotes (tree removal, equipment, disposal, site management, drainage); map roads needing work; develop a

	work-and-disposal plan.
All members	Send a plot representative to the June 26–27 fencing weekend; volunteer for cleanup and disposal as able.