BPLA Meeting Minutes, 2026

Date: September 6, 2026: **Hosts**: Donna and Cliff Davis
Call to Order: Approximately 3:15 p.m.
Attendance: Approximately 40 people
Called to Order By: Tim Potter, Treasurer/Secretary

Resources: website: bakers-peak.com; Facebook: Bakers Peak Landowners

1. Financial Overview

Tim Potter provided a brief overview of the BPLA's current financial position and cash burn. Current anticipated 2026 cash flow is approximately:

- **Expected receipts:** $9,000
- **Expected expenditures:** $14,000, including lease of First Creek access
- **Estimated operating shortfall:** $5,000

Any funding associated with the proposed fire-mitigation program and related special donations will be tracked separately from normal operating cash flow.

The group discussed the need to continue reviewing expenditures and potential future funding requirements. Baker Peak has approximately 78 landowners, 107 tracts and lots, approximately 35 active members.

2. Road Maintenance

The group reviewed roadwork completed to date and discussed current road-maintenance concerns.

Approximately **$4,200 has been spent year-to-date on roadwork**, including materials, labor, and equipment usage provided by **Ric Prudlo**. Doug Dickerson called for volunteers to help with road and brush work September 2026.

Potential road projects:

1. The group discussed purchasing approximately two loads of 2-inch rock for general road maintenance and repairs. Ric Prudlo will oversee this order.

- Estimated cost: approximately **$500 per load x 2 loads = $1000**
- Material would be delivered and dumped near the **east entrance.**

2. The group discussed renting a grader/blade machine during 2027 to more comprehensively grade and improve the roads. Recommendations included renting a grader from a company in

Wyoming and using the expertise of Ric Prudlo in a more defined program which would allow more concentration on specified road problems at appropriate timing. Many culverts need cleaning or replacement.

- Estimated rental cost: approximately **$5,000**
- Estimated rental period: **one week**
- Work to be done by Ric Prudlo yet to be defined

The Board will review options as part of 2027 planning and budgeting.

3. Fencing

The group reviewed the successful fencing work completed by volunteers in June 2026. Landowners who volunteered for the June 2026 fencing work accomplished a good section of fencing, a small group but mighty. Thanks to those volunteers and to David Schmidt and Becky Perkins who repair a good section of fencing on their own each year.

More volunteers are needed. A specific line of fencing along the north section is the goal next summer. Recommendations for other sections should be referred to John Van Dyk.

Tentative Schedule

Friday, June 11, 2027:
Evening gathering at **John Van Dyke's tract 36** to review the project, establish crews, and organize the following day's work.

Saturday–Sunday, June 12–13, 2027: Primary fencing work.

Kent Holle has metal fencing stakes available for use during the 2027 project. Because of the available materials, significant fencing expenditures are not currently anticipated for 2027.

For longer-term planning, the association should anticipate needing approximately:

- **50 fence posts per year**
- Estimated post cost of **$6–$8 each**
- Additional fencing wire and miscellaneous materials as needed
- Potential heavy-equipment costs in future years to clear fence lines before work begins

Heavy-equipment clearing is **not anticipated to be necessary for the 2027 project**, because the targeted fencing area is on a steep incline.

4. Fire Mitigation Plan

Kerry Holle has been leading the effort to secure a grant for fire mitigation; 2026-2027 Colorado State Forest Service, Forest Restoration and Wildfire Risk Mitigation, SB 17-050. At the 2025 meeting, the landowners approved the cost of a grant writer to help with the grant writing. Kerry has consulted experts and solicited bids for work in the process of grant preparation. Landowners voted (18 for, 0 against) to continue to pursue a grant. Estimates of 16-19 miles of roadside clearing will include turnouts and staging areas.

The proposed grant is currently estimated to provide approximately **$160,000** and would be completed in **three phases over three years**.

Funding: The *anticipated* grant requires a **25% match**. The association anticipates needing approximately **$13,500 per year for three years** toward the required match. Landowners voted in favor of establishing a special fire-mitigation donation request of approximately **$500 per property owner.** Such funds would be deposited in a dedicated account; if the grant is funded a committee of landowners would supervise the documentation of expenditures. Careful tracking of before and after pictures and receipts will be required for accurate reimbursement.

The association may also investigate an **escrow-type or dedicated account structure** to hold funds and potentially reimburse participating members if additional temporary cash contributions are required to support project cash flow.

In-kind contributions are eligible to count toward the required grant match. Individual volunteer labor will be credited at **$39.99 per work hour.** Use of heavy equipment will be valued for in-kind contribution purposes which may be credited at a separate, higher hourly rate. The grant may cover costs for a chipper for use on slash cut by landowners.

Kerry Holle will provide periodic reconciliation of fire-mitigation funds, receipts, and expenditures, anticipated to be **monthly and/or quarterly**.

Property-Owner Permission: Once the grant application/request has been submitted, **Kerry Holle** will compile a list of property owners who have already provided explicit permission for mitigation work to occur on their property.

Additional property owners will need to be contacted to:

- Explain the proposed BPLA fire-mitigation work
- Obtain permission to perform work on applicable private property
- Explain any anticipated financial contribution or obligation associated with the program.

5. Membership and 2027 Donation Amount

For purposes of the membership roster, an **active member** is a property owner who is currently contributing the requested annual BPLA donation. An active member is eligible to vote on issues presented to the landowners. Inactive members (nonpaying) may participate in activities but are not voting members.

For 2026, the requested annual contribution is **$300.**

The membership voted (15 for, 1 against) in favor of increasing the suggested annual contribution for 2027 to **$400.** The new suggested amount will be reflected in the **2027 donation requests and letters**.

6. Membership Roster and Website Map

Landowners voted in favor of displaying a current BPLA membership roster on the association website.

The group also discussed creating a **mapped parcel/tract roster** that could visually show participating properties. One concept discussed was highlighting parcels or tracts where the owner is a current contributing BPLA member.

The exact information to be displayed, privacy considerations, and technical feasibility still need to be determined. Tim Potter and Dan Manson will review the concept and determine what information could appropriately and practically be displayed.

In addition, the map of properties needs updating to display current owners correctly; details of software applications are to be explored by Dan Manson.

7. Additional Discussion Items

Additional topics were discussed but did not result in formal action:

- BLM land leases
- Mineral rights and the apparent lack of mineral rights conveyed through certain property deeds
- A **30-foot road easement** that is stated in property deeds of sale; property owner responsibility for clearance of brush along community roads.

8. Executive Board Elections

The membership formally elected two chair positions to the BPLA Executive Board:

- **Ric Prudlo** was elected **Road Chairman**

- **John Van Dyke** was elected **Fencing Chairman**
- **Tim Potter** will complete his second year as secretary/treasurer.

Both elections were approved by **unanimous vote** (and cheers). We do not have a president; the Board will act as a team to cover those duties.

The following decisions were recorded:

1. Elect **Ric Prudlo as Road Chairman** of the BPLA Executive Board by unanimous vote.
2. Elect **John Van Dyke as Fencing Chairman** of the BPLA Executive Board by unanimous vote.
3. Proceed with obtaining approximately **two loads of 2-inch rock**, estimated at approximately $1,000 total, for road maintenance.
4. Review the proposed **$5,000 grader rental** as part of 2027 road planning.
5. Establish **June 11–13, 2027** as the targeted dates for the next fencing project.
6. Pursue the proposed fire-mitigation grant.
7. Establish a proposed **$500-per-owner special fire-mitigation donation fund** to help satisfy grant-matching requirements.
8. Apply eligible **in-kind volunteer labor at $39.99 per work hour** toward the grant match, with the applicable valuation rate for heavy-equipment use still to be determined.
9. Display a current BPLA membership roster on the website, subject to final implementation details.
10. Increase the suggested annual BPLA contribution from **$300 in 2026 to $400 in 2027**.
11. Further evaluate a mapped parcel/tract membership display for the BPLA website.

The meeting adjourned at approximately 4:15 p.m. Thank you to Cliff and Donna Davis for hosting. Cliff's brisket was a special treat. Thank you to Victor and Linda Szepe for use of canopies and tables; applause for those who helped with setup and takedown.

The next BPLA meeting is scheduled for **Sunday, September 5, 2027**, **3:00 pm** and will be held at the **Holle tract, Tract 89 on the 1795 East Loop**.