



**Long Term Planning Committee
January 31, 2024
Curt Loomis/Kirk Mason, Co-Chairs**

New Proposed Charter: (Board Needs to Approve)

The purpose of the LTPC committee is to support budget planning for future years, by identifying necessary or desired community projects, estimating their associated costs, and establishing a relative priority of funding. LTPC will conduct surveys approved by the board to gather member feedback. LTPC will investigate potential sources for income for the Board beyond annual assessments and will provide information for the Board to make educated decisions.

Next Meeting: Feb 28, 2024, 5:00 PM

Attendees: Jan 31, 2024: Curt, Kirk, Cathy, Melinda, Dan, Pat, Bobby

New Business - Perimeter Security

It was discussed that Perimeter Security is important including gates, entrance area, fencing needs to be addressed should the LTPC group pick this up? Curt talked to Ken Battaglini and this is still an action item by the Common Area but is currently on hold.

Conservation Easement (CE) Plan for BEM - Curt, Bobby, Ken, Kirk

We are waiting on the Ad-Hoc Committee to get taxes done and then recommendation on Capital Reserves to bring this back to membership.

- **Status** – Waiting on Tax, legal info – **Issues** – None
- **Next Steps/When Done** – See Steps Outlined Above

Expanding Lots in Larimer County – Pat, Kirk, Curt

On 10-23-23 we had a meeting with Larimer County to ask them a number of questions about expanding lots.

We have two members that are interested in expanding their lot onto BEM common land via the amended plat process. We confirmed with Larimer County this was possible. We had previously approved some basic ideas on a program for this for the Board. We are waiting for feedback from Legal and our tax advisors before we move forward make final recommendations.

Next Steps on Expanding Lots:



- Board to approved two appraisals from Dave Caddell for two potential expansions at a cost of \$1,250. Appraiser said he should have work done shortly. It has been difficult to find good comps but appraisal should come in any day 1/31/24.
- Board gets answers to questions on Lot expansion and other ideas from Legal and tax advisors
- **Status** – Waiting on Appraisal and answers to legal questions **Issues** – None
- **Next Steps/When Done** – See steps above

Community Facility Master Plan - Community Building/Maintenance Building/Caretakers Quarters Requirements and Potential Future Locations – Curt, Kirk, Cathy, Melinda, Bobby, Dan

We developed a draft template for a Community Facility Master Plan which included three potential new facilities, Maintenance building, Operations Manager's/Firefighter's Quarters and Community Center/Fire Training Facility. We looked at putting these facilities in some potential different locations. We determined that the cost for three different buildings that are all nice to have requirements would be a tough sell for our members. We discussed the possibility of putting all or some of the functionality required in an addition to the Fire Station which has benefits in that funding for this would be voluntary and through donations.

Bobby is a member of the LTPC and VFD of BEM Board. He has asked Curt to present to the Fire Dept Board, to see if there is interest on Wed Feb 21. If yes, we can bring these ideas to the BEM Board for their Input.

- **Status** – Early draft template completed **Issues** – Investigation of interest.
- **Next Steps/When Done** – Present to the VFD of BEM Board on 2-21-24

Forest Service Permit – Pat, Curt

On 11/14/23 we got the signed permit from Paul C to the Forest Service. Curt check on 1/31/24 and our contact said it is in a que to get signed and they are tracking it.

- **Status** – At Forest Service **Issues** – None
- **Next Steps/When Done** – Waiting for Final signature form Forest Service. Permit is good for 10 years.



Canyon Dam – Bobby, Pat, Curt,

- **Status** – Project working at low level as we gather info **Issues** – Need Funding Source and agreement with landowner on the location of the future lake.
- **Next Steps/When Done** – Continued investigation through 2023.

Potential Micro Generation for Electricity – Kirk, Curt

- **Status** – Waiting on next steps from PVREA. **Issues** – Timing with PVREA .
- **Next Steps/When Done** – We hope to finish this project in Fall 2024 but this will be dependent on PVREA timing.