

DILLEY RANCH PROPERTY OWNERS ASSOCIATION, INC.
POLICY AND PROCEDURE FOR GRAZING MANAGEMENT

Adopted: March 10, 2013

The following policy and procedure has been adopted by the Board of Directors (“BOD”) of the Dilley Ranch Property Owners Association, Inc. (“DRPOA”) for the Dilley Ranch Grazing Committee. All Dilley Ranch grazing operations are the responsibility of the BOD. No DRPOA funds will be used to maintain privately owned grazing operations.

This policy and procedure outlines the role, mission, scope, and responsibilities of the Grazing Committee, which shall consist of at least three members, consisting of two members from the current BOD, one being the chairperson. The BOD may appoint additional DRPOA members to the Grazing Committee at its first meeting after the June annual meeting. The mission of the Grazing Committee is to preserve, manage, protect, and enhance DRPOA property values, natural resources, and community. The Grazing Committee’s primary responsibilities shall be to

1. interface and report between BOD, lessees, contractors, range manager, Natural Resources Conservation Services (NRCS), Custer County Assessor's Office, adjacent properties not within the DRPOA boundaries (“boundary properties”), and property owners.
2. be the single point of contact between BOD, any contractors working or being considered for work on the Dilley Ranch fence/water/reseeding/ requiring repairs/improvements, any lessee or considered lessee, NRCS field representative, Custer County Assessor, range manager, boundary properties and property owners.
3. appoint a range manager for oversight of day to day grazing operations and grazing lessee. Range manager Responsibilities shall be per Grazing Committee Guidelines and the range manager shall report to the Grazing Committee.
4. develop, implement, oversee, and review the Grazing Long Range Strategic Plan (“GLRSP”); perform inspections of conditions and trends of range land and GLRSP objectives, such as, fencing, water locations and grazing rotation plan; make recommendations per BOD Guidelines, when warranted;
5. inspect and oversee the work performed by contractors and range manager; report to and update the BOD;
6. work with contractors, lessee, range manager, property owners, boundary properties, NRCS and Assessor to develop/achieve objectives of GLRSP, BOD guidelines and Grazing Committee guidelines;

7. develop and present to the BOD a proposed Grazing Budget annually between July and December. The budget should outline estimates and plans for immediate/regular maintenance and GLRSP improvements/objectives.
8. interview prospective lessees, contractors and range managers for proposed work/lease and make recommendations to BOD for hiring/leasing decisions.
9. investigate and resolve any complaints made by the BOD and/or property owners regarding any grazing issues.

The BOD President shall be the single point of contact to receive all complaints or suggestions regarding grazing issues, preferably in writing (but not necessarily in the case of an emergency), which the President shall send to the Grazing Committee for action. The Grazing Committee shall report its findings back to the President to communicate with the person/persons bringing complaints, suggestions and emergency concerns.

SECRETARY'S CERTIFICATION:

The undersigned, being the Secretary of the Dilley Ranch Property Owners Association, Inc., a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on March 19, 2013, and in witness thereof, the undersigned has subscribed his/her name.

DILLEY RANCH PROPERTY OWNERS ASSOCIATION, INC.
A Colorado non-profit corporation

By: 
Robert L. Shelton, Secretary