

PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD

REGULAR MEETING MINUTES

Saturday, July 9, 2022

THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD MET IN REGULAR SESSION VIA CONFERENCE CALL AND IN PERSON.

ROLL CALL/DETERMINE QUORUM

The meeting was called to order by Claire McCutcheon, President at 10:06 a.m. Roll call was taken, and the following were present:

Claire McCutcheon	President
Lavonne Bullard	Member
David Latham	Treasurer
Tina Jones	Secretary
Denise Swanson	Member
Jaron Tyner	Member

A quorum was established.

AUDIENCE INTRODUCTIONS

Present in the audience or via conference call were:

Tammy Deska
Lorraine & Larry King
Jon Edy
Paul Picou
Linda Stoughton
Michaela Vettard
Cheryl Denny
Dave Freeburg
Brian Norbury

OLD BUSINESS

Gates

On June 17, 2022, an email or USPS mail was sent out to all homeowners notifying them that the guest code had changed. The remote gate code was not changed and your openers will continue to work. If you did not receive a gate opener upon purchasing your property, please contact Dave Latham to obtain one.

The previous Board Members approved the gates to be fixed and become operational. We have ordered the parts and the next gate to become operational will be at Dilley Road/265. Weather and time permitting; the Dilley Road gate should be completed and operational by the end of July.

Signs

The signs have been ordered and will be installed at the time the gates are made operational.

NEW BUSINESS

Board Officers and Members

Nomination for Vice President: Lavonne Bullard

Motion was made by Claire McCutcheon and 2nd by Tina Jones. Passed unanimously.

Current Board Officers and Members as of July 9, 2022:

President: Claire McCutcheon

Vice President: Lavonne Bullard

Treasurer: Dave Latham

Secretary: Tina Jones

Member: Denise Swanson

Member: Jaron Tyner

Member: Alex Wilcox

Committee Chairs

These committees have 1 chairman and 4 members.

Covenant Committee

Chairman: Tina Jones

Motion made by Lavonne Bullard and 2nd by Claire McCutcheon. Passed unanimously.

Previous members of the covenant committee would like to remain with the exception of Dave Latham. Members are: Lavonne Bullard, Claire McCutcheon, and Alex Wilcox.

Gate Committee

Chairman: Dave Latham

Motion made by Tina Jones and 2nd by Claire McCutcheon. Passed unanimously.

Previous members of the gate committee would like to remain. Members are: Joshua Jones, Richard Jones, Jr., Richard Jones, and Mike Scott.

Grazing Committee

Chairman: Alex Wilcox

Motion made by Lavonne Bullard and 2nd by Claire McCutcheon. Passed unanimously.

Road Committee

Chairman: TBD

Motion made by Claire McCutcheon and 2nd by Lavonne Bullard to table until the next Board Meeting on September 10, 2022.

Event Committee

Chairman: Lavonne Bullard

Motion made by Lavonne Bullard and 2nd by Dave Latham. Passed unanimously.

Gate at County Road 265 and Dilley Road

See notes under “Old Business – Gates”

Correspondence/Property Owner Concerns

Grazing

- Concerns with the cattle not being moved around from property to property
- Cattle still being on the Dilley during Hunting season and should have been picked up at the end of October. Can we make sure that we don't give an extension for the cattle to stay longer?
Can we make sure that the cattle are picked up at the end of October?
- Border fences should be maintained
- Rusher was very disrespectful when his cattle got on property that was fenced out and eat their hay. Rusher would not reimburse the homeowner for the hay eaten by his cattle.
- Should we have cattle guards on the Dilley?
- What is our recourse for overgrazing of Rusher's Cattle on our property?

Easement/Property Lines/Fencing Issue on Dilley Road

- Please keep the homeowners informed of the status of the easement/property lines/fencing issues on Dilley Road.

By-Laws

The president of DRPOA should be someone who lives here full time.

The Covenants were last written in 2013 and the By-Laws in 2014.

Gate at Dilley Road/265

We really need the gate to be operational at Dilley Road and 265 to cut down on traffic that does not belong on the Dilley.

Communication

POA members would like to have a listing of all POA members, keeping in mind that any private information (emails and phone numbers) would not be included on the listing unless the property owners authorized that information to be shared with all POA members.

Communication from the board is very important to the members, and the board is very committed to meeting this requirement to the POA.

Board Comments

Most board members had not seen the grazing contract. The board members will obtain a copy of the current signed grazing contract in order to review it. We will become knowledgeable about what can and cannot be enforced and the ultimate goal of producing an improved contract in the future that may be able to address owner concerns. A copy of the grazing contract will be emailed or mailed to any homeowner that requests it.

We received the first payment for grazing from John Rusher in the amount of \$1722.00.

The issues that property owners have – We Hear You!

We want to let everyone know that this is an open board and please feel free to contact any Board Officer or Member with any of your concerns.

Next Board Meeting/Pot Luck Meet and Greet:

The next board meeting will be held on September 10, 2022 @ 11:00 a.m. at the home of Lavonne Bullard (2140 Tibby Trail).

Immediately following the board meeting on September 10 there will be a Pot Luck Meet and Greet. Please bring your favorite dish to share with your neighbors!

Motion was made by Tina Jones to adjourn the meeting at 11:33 a.m., 2nd by Dave Latham. Passed unanimously.