

DRPOA Board Meeting Minutes 3-26-24

Meeting was called to order by Claire McCutcheon at 10:01am.

Roll Call: Present at meeting were Claire McCutcheon, Dave Lathan, Jaron Tyner, Alex Wilcox and Lavonne Bullard.

Guests: Lucy Wilcox, Richard & Cheryl Yankoff, Tammy Tyler, Richard Jones and Peter Hedberg. Those dialed into the conference call were Ronnie Romero, Travis Roundtree, Jon Edy, Denise Swanson, Dorothy Finney and John Peck.

Bobcat Trail Update: Claire reported that the DRPOA attorney sent a letter to John Peck's attorney on February 6th 2024 indicating that we would be starting to get bids for the road repair on Bobcat Trail when the weather broke. There was no response from John or his attorney. John indicated that his attorney had replied on February 11th. Claire committed to follow up with our attorney to confirm.

Gates: Jaron Tyner reported that that a new survey has been prepared and is ready to be sent out to the members. The sure will be sent out in the next week for the members to vote. It's very important that we get as much feedback as possible because this next survey will be the last and decisions will be made based on the response received.

Signs: Tina Jones reported that the signs for Filings 1 and 2 were completed and delivered to Claire McCutcheon for storage until the gate decision was voted upon from the membership. Metal signs for Filings 3 and 4 will be completed after the gate decision is completed. Claire made a motion that if the gates don't pass that we need to add posts at the entrances for the metal signs. Alex seconded. Passed unanimously.

Grazing Committee: Alex reported that there were a series of telephone meetings. There were three bidders left from last year, and a letter has been to all three of them along with revisions of the grazing lease. We have had a large amount of grass this year and the cattle has increased from 30-50 cattle in the lease based upon J.D. Heinrich's recommendation. We requested response from the bidders by Tuesday, April 23, 2024. The board decided not feel the need to create an advertisement this year since with had three strong bidders from last year. The committee will work with the winning bidder to create a rotation plan. Claire made a motion to not place an ad. Seconded by Dave, passed Unanimous. Claire made a motion to accept the Grazing Lease Report. Seconded by Dave, passed Unanimous.

Road Maintenance Committee: Alex reported that we had very heavy snow which was full of water. There are a lot of ruts and road damage. The current plan is to wait for the snow to end and the committee will tour the ranch to see where the really bad parts are. There will be a prioritized action plan for all of the Dille Roads with the input of Vince Ouellette. Claire made a motion to accept the report. Jaron seconded. Passed Unanimous.

Membership Questions/Concerns: Road Committee should have the authorization to trim and/or remove trees in the DRPOA easement. There was discussion clarifying trees in the right of way and the need to reach out to adjoining neighbors to let them know as a courtesy. It was requested that future Board meetings be held on a weekend as some members cannot attend on a weekday. The Board needs to send out notifications for property owners to provide a Bio and hopefully have new owners run for

the Board. There was much discussion on the need or not for entrance gates. It was discussed that the topography of the ranch has a lot to do with roads/gates. The consensus among the people at the meeting that if it was a "no" vote for gates is reached in the final survey, then each individual road could be responsible for installing and maintain a gate at the entry at the owner's expense. If this is the case, the gates would meet standards as set forward by the Board. Claire made a motion to send out a gate survey on yes/no to all property owners. Lavonne seconded. Passed Unanimous.

Motion made by Claire to adjourn the meeting at 11:31am. Seconded by Dave. Passed Unanimous.