Dilley Ranch Property Owners Association; Annual Board Meeting; June 21, 2025

Our meeting was preceded by two presentations:

1. Custer County Sheriff Rich Smith spoke of crime statistics being down in multiple categories in the County, the Sheriff’s Posse volunteering over 5,600 community service hours (saving $1.5M over the past two years), having an on-call mental health crisis response capability and stating that his deputies are first on-scene to over 40 medical emergencies, providing life-saving CPR/AED response.
2. FACO (Fire Adapted Colorado), Bull Domingo Ambassador, Jay Temple gave a presentation on wildfire mitigation. He stressed the importance of pre-planning (having a to-go bag ready) and knowing your evacuation plan for your family, pets & livestock. All attendees were given copies of the Ready, Set, Go! Wildland Fire Action Guide and its contents were reviewed. Currently the County landfill is an option to rid your property of slash & mulch.
3. Prior to Jay Temple’s presentation Steve Wiebke encouraged all Dilley Ranch members to visit the DRPOA website, view the tab on Wildfire Mitigation & Preparation and sign up for Everbridge. He also spoke on past wildfires in Custer County and the fact that we all need to prepare our homes and families for potential wildfires.

Our Annual Meeting was called to order by Claire McCutcheon at 2:17PM.

The minutes of the DRPOA April 12, 2025 meeting were posted to the website.

Roll Call: Present were DRPOA Board members Claire McCutcheon, Steven Wiebke, Paul Picou, Jaron Tyner, Geoff Yaworski, Alex Wilcox and Cheryl Yankoff. DRPOA property owners present were: Richard & Cheryl Yankoff, Claire & Steve McCutcheon, Neal & Tammy Tyler, Steven Wiebke, Don Forbes, Paul & Donna Picou, Alex Wilcox, Dorothy & Jacob Pinney, Charlie & Lavonne Bullard, Karen Koop, Leslie Hooks, Russ Galer & Qadija Tatun-Aamir, Mike & Susan Scott, Janet Freeburg Geoff Yaworski, Kurt & Linda Stoughton, Jaron Tyner.

President: Claire thanked all the Board members for their hard work. There are some State compliance issues which need to be corrected and will delay the Boards ability to deal with the foreclosure/lien issue of our dues, non-paying member. Be “Bear Aware” as several members have experienced recent bear encounters.

Treasurer: Geoff stated that there was $3,019 in revenue (grazing lease), $11,591 in expenses (roads + insurance) and $43,393 of cash on hand.

Road: Paul reported that Vince (our road contractor) is active in minimizing flood issues by cleaning culverts; T-posts were put on each of 44 culverts for safety; road base is being applied as needed on low spots and on exposed rocky areas. Snow removal for the past fall was about 49” and ~$1,600 over budget. Bear Ridge/Carl/Tibby Trail received ~135 tons of road base. Linda Stoughton asked about pursuing a remedy for increasing the capability of Dilley Road as it has had issues in the past and will pose issues if needed for evacuation. Paul commented that he will work with Vince on a solution. Paul has problems with CenturyLink and electrical lines that are placed along Dilley Road and are not buried deep enough.

Grazing: Alex Wilcox commented on the fact that vacant land DRPOA owners financially benefit the most from our grazing lease over owners with homes on their lots; the water tanks/salt licks now on Carl Trail will be relocated to different locations over the next few years and beginning next year on Filing 3/4 to allow for more equitable grazing, cattle loose off Filing 3/4 by Hal/Mary Walters is a function of a non-Dilley Ranch property owner that needs to fence their property more securely.

Gate: Jaron reported that one gate works now, volunteers are ready to go, materials at the Jones’ need to be picked up, the first priority is to fix the two broken gates (Dilley Road/Elk Trail), Jaron stated that he is planning to use his own equipment but Paul will check to see if Vince can auger some of the needed holes. Most of the work will be completed prior to winter. Kurt Stoughton asked about the $50 dues increase and what it will be used for, Jaron stated that it will be used mostly for future maintenance. Lavonne Bullard stated that “there are no need for any gates on Tibby Trail”; Steven Wiebke indicated that he agreed with her.

Event: Cheryl Yankoff spoke about her having welcome packets for new members, that pot-luck get togethers are very popular, she will add wildfire mitigation information to the welcome packets and she asked people to contact her should they be interested in riding in the 4th of July parade.

Election Results: Thanks to Susan Scott & Lavonne Bullard for counting the 32 returned ballots. Claire, Alex and Geoff have been re-elected!

Leslie Hooks asked about having an updated member roster. It was explained that privacy rights prohibit the DRPOA Board (we do have all the current information) from disclosing personal information unless permission is expressly given by each member. Cheryl will contact the membership to see who will grant their permission to publish their personal contact information. Lavonne Bullard made comments about past phone tree efforts and sharing owner’s information.

The next Annual meeting will be on June 20th, 2026 at the bowling alley, as this venue seems to work well. The Board will notify all of the owners of the time in May of 2026.

Motion made by Claire to adjourn the meeting at 3:23PM; seconded by Steve. Passed unanimous.