

## DRPOA Annual Meeting Minutes 6-15-24

Meeting was called to order by Claire McCutcheon at 2:37pm.

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

Members: Steve McCutcheon, Richard & Tina Jones, Neal & Tammy Tyler, Keith Deska, Lucy Wilcox, Sheryl Denney, Richard & Cheryl Yankoff, John Peck, Geoff Yaworski Susan & Mike Scott, Charlie Bullard, Paul & Donna Picou, Janet Freeburg, Chris Williams and Leslie Hooks.

It was determined that there was not a quorum for the Annual Meeting, so it will be an informational meeting only.

President's Report: Claire reported that 2023 was challenging for the Board of Directors. There is an ongoing dispute with one property owner. Much of the year was spent on attorney's fees and correspondence. There was not much road work completed because of this. We have proper insurance for the Association which covers fencing and gates. Claire thanked the Board and Committee members.

Treasurer/Secretary's Report: Dave reported that the Association currently has \$56,846.77 in the bank, including the \$3,000.00 Grazing Lease payment. Expenses for 2024 were the following: \$8,432.00 snow plowing, \$415.47 for administrative costs and \$1,800.00 in legal fees.

Road Committee Report: Alex thanked his committee members: Paul Picou, Richard Yankoff, Mike Scott and Dave Freeburg. Alex reported that the only road work was the placement of reflectors at all of the culverts on the Dilley Ranch roads and one other grading. Alex has secured 3 bids for repair work on Bobcat Trail which will be expensive. The new Board will review the bids.

Grazing Committee Report: Alex reported that the Grazing Lease is completed and we have received the check from our lessee. Approximately 40 cows will be delivered in the next 2 weeks. Paul Picou has volunteered to have 10-12 cows on his property along the creek for the entire lease period. Since Filings 3 & 4 do not have as many water sources a 500 gallon tank will be installed close to Carl Trail. The new lessee is Keeley Smith out of Wetmore.

Gate Committee Report: Jaron reported that the membership poll resulted in the majority of the members voting "Yes" on gates. Dues will be raised \$50 per year for each lot and that money will be earmarked in the budget specifically for gates. The signs for Filings 1 & 2 have been completed and ready for installation on the gates, once those gates are repaired. The gate committee will assess what physical work needs to be completed on the Elk Trail and 265 gates and will receive bids for the costs of repairs. It was discussed that there needs to be some accountability for those who damage/destroy gates. Claire indicated that the Board is working on a Policy & Procedure to be established. It was requested that before enacting the Policy & Procedure, the membership has the opportunity to review it. After the Board comes up with a draft, it will be sent to all owners for review and input.

Event Committee Report: Lavonne reported there was quite a number of members who came to the meetings this past year. She thanked the members for their participation and input.

Old Business: None

New Business: Lucy Wilcox, Lavonne Bullard and Susan Scott opened and counted the votes. The results were that all (6) candidates were voted to participate on the Board. Lavonne reported that the votes were very close this year. Since Alex Wilcox had another to serve, the Board will be a total of 7 members.

Membership Concerns: The status of Bobcat Trail was discussed. Claire indicated that we have received (3) bids, the Board will review the bids and will then contact our attorney to proceed forward for resolution. There was also a discussion of the "rogue" pigs on the Dilley Ranch, primarily on Leslie Hooks property. Apparently, they escaped from an adjacent ranch and the owner does not want them. At this time, there is no resolution to this issue.

Determine Next Meeting/Date, Time, Location: The next Annual meeting will be June 21, 2025. The time and location will be announced as we get closer to that date.

The meeting was adjourned at 3:03pm.