

PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD

REGULAR MEETING

Saturday, January 8, 2022

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

ROLL CALL/DETERMINE QUORUM

The meeting was called to order by John Peck, President at 10:05 a.m. Roll call was taken, and the following were present:

John Peck	President
Travis Roundtree	Vice President
David Latham	Treasurer

A quorum was not established.

AUDIENCE INTRODUCTIONS

Present in the audience via conference call were:

Keith Deska
Lorraine & Larry King
Jon Edy
Don Forbes
Paul Picou
Alex Wilcox
Claire McCutchen
Gary & Kath Cox
Kurt & Linda Stoughton

AMENDMENTS TO THE AGENDA

None

REPORTS

Covenant Enforcement Committee

Unfortunately, Tina Jones was unable to make the meeting due to telephone issues. Dave Latham was able to give a summary report. The committee has met twice to go over code enforcement. Several letters were sent out to property owners identified as having potential compliance issues. The committee met and based on the responses received that all but one property owner is in compliance. One property owner will be receiving an update with requirements for compliance.

Gate Committee

John Peck's Report:

The gates have been progressing slowly. The Elk Trail gate was missing some parts in the shipment so we were delayed while replacement parts were ordered. We are waiting for warmer weather and no wind to complete the work on that gate. The Dilley Road gate expected to have been completed by October, however it has been pushed out to Spring/Summer along with the gates on Tibby Trail.

Grazing Committee

Travis Roundtree's Report:

Travis indicated that the cattle have all been picked up. Many of the cows escaped from the Dilley as a result of the floods and were outside of the Dilley property for the majority of the grazing season. John indicated according to Mr. Rusher there are 6 cows that have not been found as of yet. Discussion occurred around the need for the committee to evaluate the fencing around the ranch to determine what needs to be fixed within the scope of the budget.

Road Committee

John Peck's Report:

John indicated that all roads in the Dilley have been reviewed by the committee and a prioritized list has been put together for repairs. Additionally, a number of bids had gone out and after review the committee has recommended Caldwell Family Construction to the Board as the contractor to select. Preliminary discussion with the board members attending indicate strong support for the board to select Caldwell Family Construction.

President's Report

John Peck's Report:

The Dilley would like to thank Tina Jones for all her hard work in planning, cooking, setup of our Christmas Party. Those in attendance were: The Jones Family, Mike & Susan Scott, Alex & Lucy Wilcox, Jaron & Sara Tyner, and John Peck.

Vice-President Report

None

Treasurer's Report

Dave Latham's Report:

Dave indicated we have approximately \$68,000 in the bank as of today. Budgets have been approved by the board indicating \$48,000 will be spent next year on budgeted items. If things go according to budget, the 2022-year end balance will be approximately \$20,000. Attached is the spreadsheet with summary data.

Secretary's Report

Tina Jones Report:

None

UNFINISHED BUSINESS:

Banking

Dave expects to have our account opened at Kirkpatrick Bank by the end of the month.

NEW BUSINESS

Homeowners Comments

Alex Wilcox:

Spoke to several concerns he has about the current grazing lease and the responsibilities contained in that lease.

1. The lease indicates that the cattle should be moved around as part of the agreement. From some property owner's perspective, the cattle are dropped off at the start of the lease and are not actively managed. There seems to be some confusion about this as the cattle are split up when dropped off and they will naturally go to water. Discussion occurred around placing water on the Dilley and active management of cattle.
2. Property owners are under the impression that cattle cannot be stopped from harming property. Travis indicated this isn't the case. Cattle can be shooed away from property, but they cannot be removed.

Motion was made by Dave Latham to adjourn the meeting at 11:40 a.m., 2nd by Travis Roundtree. Passed unanimously.