

**PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD**

**Board of Directors Meeting Only  
Voting on Grazing Lease Proposal  
Sunday, May 1, 2022  
7:00 p.m.**

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 10:03 a.m. Roll call was taken, and the following were present:

John Peck	President
Travis Roundtree	Vice President
David Latham	Treasurer
Tina Jones	Secretary
Janet Freeburg	Member
Denise Swanson	Member

A quorum was established.

Recording: Meeting is being recorded

Follow Up Meeting to Discuss Grazing Lease from John Rusher and Jordan Hedberg:

Denise Swanson:

Yes, thank you John. I would like to speak about this a little bit. I am requesting for consideration of the board to not interrupt me only because I will lose my train of thought. I will then give the floor back to John and then people can respond. I am really disheartened by the way this whole situation has developed; and to see that email from Mr. Hedberg that somehow the discussion on the board and the vote that was taken on that night was given to him or he was informed of it. This is very unprofessional. This is not the way to operate a board of directors. Usually whatever is discussed stays within the board and it is not leaked out to any other members that are outside the board, community or otherwise. Once the decision is made that is a different story. The secretary will inform the people of the decision made. It was a pretty heated discussion, it was long, 2 hours with a lot of back and forth. I think whoever leaked this information to Mr. Hedberg really put him at a huge disadvantage in my opinion. He heard information that should have never come to his ears. He got mad and sent off a nasty note to the board and made opinions on whatever he was told. What I want to know is who leaked the information to Jordan about what we were discussing. This never should have happened. Is it a member of the board here tonight that leaked this information to Jordan right

after the meeting or did someone on the board go talk to someone on Dilley ranch and then someone on the Dilley went and talked to Jordan? That is the first thing I want to know. This has become a political nightmare – this is really in bad taste. This has fueled a fire and this is a small town and this guy is the editor of the local paper. This does not look good on our part as well as Jordan’s part. At this time with everything that happened I can only go with what has been presented to me, the different contracts, what has been said and the emails that have been going back and forth. I revoke my vote for Jordan Hedberg. I think the situation is too heated and I don’t think he is ready to do the job. I think there is a lot of covert activity and arm twisting that is going on trying to push through his vote. I don’t appreciate that from people outside the board. If someone could please tell me who talked to Jordan? I am going to give the floor back to John. Thank you.

John Peck: Thank you Denise

Each board member was asked who talked to Jordan Hedberg regarding the last meeting regarding the Grazing Lease on April 27, 2022:

Dave Latham – It was not me that gave him details of our vote or discussion. I did have conversations with him trying to help him come up with a bid based upon information that he should have had which was nothing other than the items we talked about as a group and wanted him to provide. He did not get it from me. I am with you and thought that his handling of the last week was pretty unprofessional in the grand scheme of things. I am with you in my vote for Rusher moving forward.

Tina Jones – I also did not provide information to Mr. Hedberg. I agree with Denise and Dave that the email he sent to the board. He is very unprofessional.

Janet Freeburg – Nope, I have no idea who talked to him (Jordan Hedberg)

Travis Roundtree – I say we vote for Rusher.

Denise Swanson: Travis did you say anything?

Travis Roundtree: I cc’d all dialog with Jordan and his emails were personally attacking me. I provided him with a blank contract. I did not say anything to him other than the emails you got.

John Peck – Thank you Travis. Did anyone see the email I sent that I sent at 6:20 p.m. today. My vote is for Rusher.

**Motion made by John Peck to change the 4-year Grazing Lease Contract to a 2-year contract; 2<sup>nd</sup> by Dave Latham. Motion passed unanimously.**

John Peck called for a vote of board members to determine who would be approved for the Grazing Lease:

John Peck – John Rusher

Travis Roundtree – John Rusher

Dave Latham – John Rusher

Tina Jones – John Rusher

Denise Swanson – John Rusher

Janet Freeburg – Abstaining from the vote

John Peck: 5 votes for John Rusher.

Travis Roundtree: I will notify John Rusher that he is authorized to start the grazing season.

John Peck: Make a change to the lease reflecting that it is a 2-year lease.

Travis Roundtree: I will change the lease to reflect a 2-year lease and bring John Rusher back to the table to sign the lease.

**Motion was made by John Peck to adjourn the meeting at 7:11 p.m. 2<sup>nd</sup> by Travis Roundtree.**