

PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD

Annual Board Meeting Minutes

Saturday, June 25, 2022

10:00 a.m.

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

ROLL CALL/DETERMINE QUORUM

The meeting was called to order by John Peck, President at 10:07 a.m. Roll call was taken, and the following were present:

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

A quorum was established.

Presidents Address:

John Peck announced his resignation from the DRPOA Board due to his wife's health issues.

John announced that we have a new road contractor (Caldwell Family Concrete). Due to material delays and cost of material, the prices have doubled compared to the last contractor.

John mentioned that in 2021 we had 49.35 inches of snow and so far in 2022 we have had 90.2 inches of snow. Per NOAA and the NIDIS, Custer County is classified as D0 – Abnormally Dry

<https://www.drought.gov/states/colorado/county/custer>

Election:

Paul Picou, Neil and Tammy Tyler volunteered to open and tabulate the Board of Director Ballots.

Reports:

Covenant Report: (Tina)

Trailer/RV Alleged Violations:

Of the several lots that have trailer/rv's on them only one is actually in violation of Custer County and the Dilley Covenant. Email was sent to the one violation asking for specific information. To date I did not receive a response. The Covenant Committee will have to meet to determine our next step in regards to this violation.

Dumpster:

An email was sent to the property owner letting them know that the covenant committee had determined that the issue with the dumpster was a dispute between neighbors. I offered the property owners the contact information of the other property owners involved in the issue. To date I have not heard anything back.

Gate Committee Report: (John)

Filing 1 and Filing 2 gates were sand blasted and painted. The gate on Filing 1 has been completed and is fully operational. Weather permitting the gate on Filing 2 will be completed and operational in the next two weeks.

Since the gate has been operational at Filing 1, the traffic has been reduced by half.

All gate codes will be the same throughout Dilley Ranch.

An email was sent out on June 17, 2022 notifying Dilley Ranch Property Owners regarding the remotes and that the new guest code had been changed. As noted in the Gate Policy (the guest code will be changed prior to the Annual Meeting each year).

Comment made by several Property Owners regarding the gate at Dilley Road:

- We need the gate off of Dilley Road to be operational. Last year we saw an increase of unknown vehicles on Dilley Road.
- One property owner on Dilley Road had a box truck without signage, and a couple of pick-up trucks come up their driveway and when they saw that someone lives there, they backed up and left. This property owner also stressed the need for the gate at Dilley Road to be operational.
- Another property owner stated that the gate was allegedly damaged by a board member over 2 years ago and that it needs to be fixed.

Grazing Committee Report: (John provided the report – Travis was not in attendance)

The vote at the second board meeting pertaining to the grazing lease on May 1, 2022 was 5-0 in favor of John Rusher.

The grazing contract was signed on May 23, 2022 with John Rusher. We will receive \$3,400.00 for the grazing season (which is 4 months – July 1 to October 31). The grazing contract was reduced from 4 years to 2 years. Half of the cattle will be placed on Filing 1 & 2 and the other half will be placed on Filing 3 & 4.

Road Committee Report: (John)

Caldwell Family Concrete was hired as the new road contractor. On May 6, Project 5 – Dilley Circle, the road work was completed. Property Owners are happy with the work. The next project was going to be Dilley Road but had to be postponed due to an issue with a property owner. The contractor had mobilized his equipment on Dilley Road was not able to do the work. John Peck asked the Board if they would approve postponing the Dilley Road work and start the next project in line; Bear Ridge Rd. The Board approved this change. Bear Ridge Rd was widened from 9 ft to 14 ft, ruff raff, ditches were defined, and road base was spread on the road.

In regards to the issue with the property owner on Dilley Road the new board will have to come up with a solution. The fence from 265 that goes down to Dilley Circle is the issue; The fence needs to be removed in order to progress with the work contracted with Caldwell Family Concrete. The property owner states he owns the fence.

Treasurer's Report: (Dave)

Treasury Report 2022

Current Balances

Wells Fargo Checking	\$	6,097.10
Wells Fargo Savings	\$	4,734.10
Kirkpatrick	\$	15,790.00
Total	\$	26,621.20

Other Income

Grazing Lease	\$	1,400.00
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Year to date expenditures

Road Maintenance	\$	39,031.08
Snow Removal	\$	3,113.25
Gates	\$	654.92
Administration		
General	\$	267.41
Phone	\$	90.64
Accounting	\$	37.50
Bank Fees / Interest	\$	29.40
Total Expenses	\$	43,224.20

Year Highlights

Switched to Quickbooks Online for accounting
Opened an account at Kirkpatrick bank and closing Wells Fargo

Secretary's Report: (Tina)

The DRPOA Dues will be mailed out the beginning of September and are due by October 31, 2022.

OLD BUSINESS:

None

NEW BUSINESS:**ELECTIONS:**

All 5 candidates have been selected.

- Lavonne Ballard received 40 votes
- Dave Latham received 42 votes
- Claire McCutcheon received 40 votes
- Jaron Tyner received 40 votes
- Alex Wilcox received 39 votes

NEXT BOARD MEETING:

The newly elected board will hold its first meeting immediately after the Annual Meeting is adjourned.

Motion for adjournment by John Peck; 2nd by Dave Latham. Meeting adjourned at 10:36 a.m.