

PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD

**REGULAR MEETING
Saturday, September 18, 2021**

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 10:00 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
Paul Picou	Member
Denise Swanson	Member

AUDIENCE INTRODUCTIONS

Present in the audience via conference call were:

Lorraine King
Alex Wilcox
Claire McCutchen
Gary & Kath Cox
Kurt & Linda Stoughton

AMENDMENTS TO THE AGENDA

Motion by Tina Jones to move correspondence/membership concerns to after New Business.

2nd by Janet Freeburg.

Passed unanimously.

Motion by Tina Jones to add the following board officer reports to under reports but before Treasurer's Report – Dave: John Peck – President and Travis Roundtree – Vice-President.

2nd by Janet Freeburg.

Passed unanimously.

Motion by Tina Jones to hold quarterly board meeting off site to accommodate large numbers of attendees – technology (phones) and cost.

2nd by Janet Freeburg.

Passed unanimously.

Motion by Tina Jones to schedule an Executive Session (Board Members Only) under Additional Items of Business after “Scheduling of the next Board meeting”.

2nd by Travis Roundtree.

Passed unanimously.

REPORTS

Covenant Enforcement Committee

The committee has mailed out letters to 6 homeowners that are in violation of Custer County Planning and Zoning Regulations and Dilley Ranch Covenants. We have asked that they provide us with a response no later than November 16, 2021.

Gate Committee

On August 15, 2021 Richard Jones, Joshua Jones, and John Peck purchased material for 2 gates.

Dig Rite was called to mark area around gate at Bear Ridge Road.

On August 28, 21 the gate committee installed and programed the gate on Bear Ridge Road, gate was tested and is working. When the remaining gate on Elk Trail has been installed, programmed, and tested both gates will be put back into service. The plan is to install one gate a month through October 2021. In 2022, the committee will proceed with installing, programming and testing remaining gates/gate areas in Dilley Ranch. The committee will be issuing gate codes for the following:

- Delivery Companies
- Guest Code
- EMS/Fire Department/Sheriff
- Programmed Controllers for Homeowners

Denise Swanson asked if there will be two (2) gates installed on Tibby Trail – Per John Peck, yes there will be two (2) gates installed on Tibby Trail.

Originally in 2008, each filing was going to maintain and fix any issued with the gate(s). As of March 6, 2021, Installation, maintenance, and repairs has been taken over by DRPOA.

Grazing Committee

Travis Roundtree’s report:

August 26 reached out to a survey company to conduct a survey between Eagle Summit and Dilley Ranch. We have cows over at Eagle Summit; we need to fence this area in. Waiting on GeoMark to conduct survey. Cattle: 20% cattle on Filing 1 (Eagle Summit) 40% bone yard and remaining 40% is on filing 4. Reason cattle are on bone yard is we had a wash out at CR-271 and Bear Ridge Road that damaged the fence. Emergency fence repairs have been completed. Per our contract, we must due our due diligent and maintain cattle in Dilley Ranch. It is a breach of contract if the cattle go into the forest. We must keep our Ag rights so we keep our taxes low; otherwise, our taxes will increase to approx. \$1800.00 year. This year there has been 10-17 inches of rain – out of drought. We will work with the Rushers to get the cattle back on the Dilley.

Comment from audience: Can you define “rest of the cattle” back onto the Dilley. Per John Peck: July 25 rain took out fence on 271, filing 3 lot 1, the cows walked off the Dilley and they are not here. We need to get the Rusher to round up their cattle and bring them back onto the Dilley.

Rotation: Cows have been on Dilley Road or Dilley Circle since they were delivered. Per Travis, if you are fenced out you don’t have to worry about the cows coming onto your property. If the cattle are fenced out, JD in the assessor’s office will be notified that specific lots are fenced out and are not eligible for the ag. tax.

Tina will assist Travis with letter(s) to be sent to JD in the Assessor’s office as to who has fenced out their property and will no longer receive the ag. tax rate.

Per John Peck: Grazing lease was from 6 – 9 month that is when we had rotation move from filings 1-2 to filings 3-4. Since we only have a 4-month grazing lease with the Rushers we don’t rotation them per guidance from the NRCS. The cattle will stay where there is water.

Per Travis Roundtree: The residents are not allowed to move the cattle.

Road Committee

John Peck’s report:

On Sunday the 25th of July we had a rain storm which dropped 2.6 inches of rain on filing 2. On Monday following the storm, Kagan drove Dilley Ranch to survey damage caused by the rain. Kagan did emergency repairs and put-up cones for safety. Contract from Kagan to do necessary repairs was \$7700.00 which was approved by the board. Kagan began repairs on August 13 and completed them on August 22, 2021. Back in 2018 flooding due to rain took 6 months for the roads to be repaired.

There are issues with various culverts and the width of several roads. On September 9, 2021 we were notified by Kagan that they will finish their 2021 maintenance contract with Dilley Ranch but will not be doing any more work. They provided 4 other contractors to obtain bids from. Kagan mentioned to John that two of their equipment operations were retiring and both moving out of state. They hired two gentlemen and they are not able to get up with the business and they have lost access to the gravel pit. Kagan will finish out the fall maintenance. The road committee will request bids for a new contractor. Roads have narrowed over the years and two cars cannot pass in several locations. Come winter and you can’t see ditches, that can become a very big issue. Kagan mentioned that they nor any other contractor will touch widening the roads without a new easement survey. Custer County is having an issue with the original surveys and the quality. Several surveyors work within Custer County are known to be lacking. The original surveyor that did the easement surveys in Dilley has lost their license. The other surveyor has several battle going in court over the surveys he completed.

The road committee will need to come up with a 4–5-year plan to widen the roads.

President’s Report

No additional comments

Vice-President Report

No additional comments

Treasurer's Report

Dave Latham's Report:

As of today, we have approx. \$46,000 in the bank. Since the last meeting we spent approx. \$1100.00 for road maintenance, fencing, and gate hardware.

We have moved off of the old QuickBooks system and onto the new accounting system.

Per John: As far as transitioning to new accounting system. You were going to reach out to all board members to review the new system. It requires a full board approval. I request that you get remainder of the board over to see the new system.

Secretary's Report

Tina Jones Report:

On 9/17/21 I, Tina Jones, DRPOA Secretary, received an email from Paul Picou notifying us that he has resigned his position on the Dilley Ranch POA Board.

Motion was made by Tina Jones, 2nd by Travis to accept the resignation of Paul Picou from his position as a member on the Dilley Ranch POA board. Passed unanimously.

On August 9, 2021 there was a mailing sent out to all Dilley Ranch Property Owners which included a letter of communication, minutes, owner and committee forms. Quantity mailed out was 62; as of September 18, 2021 received 32 back.

Phone tree information will be emailed/mailed out by the end of October 2021.

Email system: I have moved items out of the inbox if I know they have been taken care of.

UNFINISHED BUSINESS:

Banking

Current status of switching from Wells Fargo to Kirkpatrick Bank. When do you plan on getting this done?

Timeframe done by end of year.

Travis that is too long isn't it.

Issue it was Dave's request to move from Wells Fargo to Kirkpatrick Bank.

Clair McCutcheon recommends not moving bank until all dues have been paid. We want to open the account but not move the money until after dues have been paid.

Tina Jones what is the reason that you were wanting to move from Wells Fargo to Kirkpatrick Bank? Kirkpatrick Bank is local and Wells Fargo is not.

Software Update vs. QuickBooks

Denise Swanson asked what system are you referring to: Dave: A open-source accounting package available to us. This is free and QuickBooks cost \$50.00 a month.

NEW BUSINESS

New Committee Volunteers

Covenant Enforcement Committee:

Claire McCutchen, Lavonne Bullard, and Alex Wilcox asked to join the Covenant Enforcement Committee.

Janet Freeburg gave up her position on the committee.

Alex Wilcox nomination - **Motion made by John Peck, 2nd by Dave Latham;**

Clair McCutcheon – **motion by Dave Latham, 2nd by Travis Roundtree,**

Lavonne Bullard – **motion by Denise Swanson, 2nd by Travis Roundtree.**

Passed unanimously.

Grazing Committee:

Mr. Chambers asked to join the grazing committee.

Mr. Chambers nomination: **Motion by Tina Jones to accept Mr. Chambers to the Grazing Committee, 2nd by John Peck.**

Passed unanimously.

Road Committee:

We have two opening for the committee. We have received 3 requests to join the committee.

Denise Swanson – Motion made by Tina Jones, 2nd by John Peck

Paul Picou – Motion made by Tina Jones, 2nd by John Peck

Kurt Stoughton – Motion made by Tina Jones, 2nd by John Peck

Alex Wilcox - motion made by Tina Jones, 2nd by John Peck.

Passed unanimously.

Travis Roundtree gave up his position on the Road Committee.

Dilley Entrance Signs

Lavonne brought up needing new Dilley Entrance signs. John agrees with her that the wooden signs have become in disrepair. Recommended metal cut signs at each entrance gate. Additional signs stating Dilley Ranch. Approx. cost \$100.00 per sign; approximate size 18 inches and it was round. Richard Jones can get a quote from a company in St. Louis at a discounted rate as we can purchase 1 sheet of metal and cut approx. 5 signs. We need additional wording on signs that are currently on old signs. All gates/signs would be uniform. Want entrance sign by Oak Creek Grade.

Motion by John Peck to go with metal signs vs. continuing to repair wooden signs. Joshua Jones has volunteered to design the signs and present to the board for approval.

2021-2022 Budget

Proposed budget. Dave does not have the key info. We need to determine the cost of the road maintenance and big-ticket items. Committee members to provide a budget number to Dave Latham based on upcoming needs for 2021-2022. Dave to send budget info via email to each committee members for their budget input.

Board Workshop – Procedures

Hold a workshop with board members only so that everyone is on the same page in regards to procedures. To poll board with dates/time for a workshop.

Road Contract

John needs to get with the new road committee members and work out the processes that we need to do going forward in regards to surveys, road widening. We have two culverts that need to be repaired. Will obtain bids.

Next Board Meeting

Saturday, December 11, 2021 Board Meeting and Christmas Party.

Schedule Executive Session

To poll board members with dates/time.

Homeowners Comments

Alex Wilcox:

I have been here for 22 years and know what is going on. John is correct that we need to work on these roads. Approx. 80-90% of these roads in bad shape. We need to concentrate on roads.

Regarding grazing, Dilley is dealing with old methods, we should be using 21st century technology to control cattle. I recommend that we do no more fencing until we review this new technology.

The last time the phone tree was done was 11 years ago. Glad the new board is more open and transparent.

Welcoming new homeowners – In the past, the board welcomed new homeowners but this hasn't been done in many, many years. Filing 3 and 4 don't know anything about new homeowners on filing 1 and 2. Would like to see the board begin welcoming the new homeowners.

Denise Swanson

In regards to fencing her understanding of fencing has always been done by volunteers.

Alex Wilcox

Better ways to skin the cat. Offered his home for the board to use for meetings.

Dave Latham

What is 21st century technology for cattle – Per Alex Wilcox electric wire fencing with solar panels.

Kurt Stoughton

He agrees with Alex's comments. We need to take care of the roads. We need to look into our budget for road repairs this year.

Richard Jones

Seems like roads are a big concern and that everyone wants the roads repaired. Should we do a special assessment for the next couple of years to get the roads done sooner than later. Then do a maintenance to keep road up to par.

Alex Wilcox

With \$46,000.00 in the bank, we do not need a special assessment.

Linda Stoughton

We concur – I disagree with a special assessment. We need to do the maintenance and get the roads up to par.

Richard Jones

I would like to see how we can get almost 8 miles of roads up to par, culverts replaced, and ditches dug for \$46,000.00.

John Peck

I would like to get the road committee together and assess the roads for widening, ditches, culverts and bringing them up to par. Tasking the committee with a 4-year plan to get the road up to par.

Paul Picou

When do you want to schedule a Road Committee Meeting?

John Peck

We will have a meet and greet road committee meeting following this board meeting.

Linda Stoughton

Now that Paul Picou has resigned from the board what is the plan for that position moving forward. This will be discussed during the Executive Session.

Motion was made by Tina Jones to adjourn the meeting at 11:33 a.m., 2nd by John Peck. Passed unanimously.

President, John Peck

Attest:

Secretary, Tina Jones