

PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD REGULAR MEETING  
Saturday, March 6, 2021

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/Secretary
Jon Edy	Member

**Reports**

Treasures report

Dave Latham's Report:

As of today, we have \$59,861 in our checking and savings account.

Dave paid the secretary of State with his personal credit card due to issues with the card on file.

Dave has done some research and it turns out no one is happy with Wells Fargo. He contacted a local bank and there would be no fees, and much better service. Furthermore, the Wells Fargo bank is tied to Bob Shelton and Dave is unable to use the online Banking. Wells Fargo is also requesting that Dave and John go back to the Canon City branch and fill out more paperwork which they failed to have us sign last month.

Dave made the proposal that we switch to a local bank aka Kirk Patrick. Jon Edy, John Peck, and Travis all approved for Dave to switch banks.

Road Committee

John Peck's Report.

A snowplow cost analyst was done based on the available invoices. I was missing all invoices for 2019, no invoices from Dan Joles, as well as numerous other invoices. Based on all invoices, we have been paying our current contractor (Vince) \$54.35 per inch of snow vs our previous contractor (Ray) who was charging \$143 per inch of snow.

The Board voted to ban Ray Lang from providing snow plowing service to the Dilley.

Grazing Committee

John Peck's Report:

We are having issues getting Joshua with the NRCS to come out to the Dilley to check our pastures based on his new recommendation that was put in place in 2018.

Talked to John Rusher on 03-02-2021 @ 12:40 pm to see when he could move his trailer that has been sitting over by Dilley Road and CR-265 for the past year. He is in Oregon right now buying some bulls, but he will pick it up within the Week.

Darrell Chambers recently purchased Lots 29 & 30 on Filing four. He contacted me on 03-02 to find out if anything was required from the Dilley before he tore down the existing fencing along Dilley Road and replaced it with new. Advised him that if he were to fence out the property entirely, he would lose his AG Tax exemption.

### President's Report

The board discussed sending out requests for BIOS via Parcel Post rather than email this year. In the past too many individuals had commented that they had never received the email requesting their BIOS to become a board member. This coming year we will have four vacancies and it is imperative that we generate some interest in new property owners signing up to become board members. Dave will send out the request in the mail within the coming week.

### Vice-President Report

No additional comments

### **New Business:**

#### Proposed Gate Policy

John Peck's Report:

Verified that all members had a chance to read the draft Gate Policy. Dave inquired about the Bear Ridge Motion from 2009 included in the email.

- \* Original owners that requested/installed the various gates no longer live on the Dilley
- \* New owners are currently contacting me for repairs as they purchased their property in a "Gated Community"
- \* No one seems to want to pay for repairs as they believe it should be included in the annual dues. For example, the Bear Ridge gate is maintained by Mike Scott and only 3 of us reimburse him for what he spends on repairs.
- \* New owners have the same comment in that no-one ever mentioned during the buying process or closing that they would be responsible for the gate on their filing
- \* Need to implement the following repair schedule – Install a new gate and opener on Elk Trail, new opener for Bear Ridge, and then Dilley Road. Once installed, we can implement the new security policies, and then install gates on Tibby trail after reaching out to the various owners.
- \* All Dilley Property owners will be issued two remotes
- \* Guest code to be changed every year prior to the annual meeting

\* Separate codes will be issued to EMS and Delivery / route drivers

Jon Edy suggested that the same gate model is used on all gates, and that the Dilley's Gate Committee maintains spare parts so that the gates can be repaired in hours rather than weeks or even months.

Travis mentioned that one of his neighbors who lives on the Boneyard has complained about the thief problem.

It was put to a vote for the Dilley Ranch to take ownership as well as future maintenance costs for gates at all five entrances of the Dilley. Jon Edy, Travis Roundtree, Dave Lathem and John Peck all voted in favor of implementing the Gate Policy.

### ESI

I have just under 10K worth of documents to process. I also just downloaded meeting recordings from 2017 thru 2019. AI failed to use the feature between 2019 and 2021.

All documents from 1992 that have been processed to date, are stored on our Google Drive under the DRSecretary email account.

### RV's

Discussed the issue pertaining to the Estes who have been living on Filing 1 for the past two or three years.

### **Old Business:**

#### Road Easement

Jon Edy asked what the status of the Bobcat Road Easement. Relayed the information provided by my attorney. However, I have tabled the issue since I am now the President so it would be a conflict of interest if I pursued it while in office.

#### Missing Invoices

I asked Dave if Al Baldwin had ever provided him the missing invoices from for the in-person bank withdrawal back on Feb 7, 2020, for \$953.00. Dave stated that he has not had a chance to investigate the matter. Jon Edy asked whether it was money to fix his trailer when he overloaded and drove through a rockslide on Hardscrabble pass. We requested Dave to send Al Baldwin an email requesting any information and/or invoices for these expenses.

Motion to adjourn at 11:35 am