Dilley Ranch Property Owners Association; Board Meeting; September 21, 2024

Meeting was called to order by Claire McCutcheon at 11:02AM.

Roll Call: Present on the Vast Conference Call were DRPOA Board members Claire McCutcheon, Steven Wiebke, Paul Picou, Jaron Tyner, Geoff Yaworski and Cheryl Yankoff. DRPOA property owners present on the call were: Russ Galer, John Peck, Lavonne Bullard, Dennis/Leslie Moore, Travis Roundtree and Jacob/Dorothy Pinney.

Treasurer: Geoff thanked Dave Latham for his help; we have a present cash balance of $40,531 compared to a 2023 same time balance of $30,181. We’re progressing towards DRPOA dues being able to be paid via credit card (+2.99%) or the ACH (+1%) process (surcharge). (Cheryl’s question/answer) Electronic payment options will begin this year. Property owners must have an email address on file with the DRPOA to use electronic dues payment. (Steve’s question/answer) There will not be a surcharge for credit union/bank ‘bill pay’ dues payments. Much of our expense over the past year goes towards road maintenance (snow removal)/culverts ($16,230) with legal fees, meeting rental fees, $137. for paper dues invoices and subscription fees adding to our expenses.

Claire modified a previous motion to offer optional electronic dues payment should the testing prove successful; Geoff seconded it and it was approved unanimously.

Road: Paul reports on new culverts being installed and cattle guard removed on Dilley Road, one culvert that still is to be corrected, tree pruning this Tuesday (9/24), recent requirement survey he completed which shows Filing 4 in most need of road base. To date this year, over 230 tons of road base have been distributed. Total expenditure for 2024 road work will be in excess of $26,000. Paul spoke of the situation on 150’ of Bobcat Trail being worked with John Peck by Paul Picou, Steve Wiebke and Richard Yankoff resulting in a successful outcome and safe road. Claire questioned road base requirement for other areas than what’s planned for Dilley Road, Carl Trail, Tibby Trail and Bear Ridge – Paul responded that unless there is a need, that work will wait until Spring 2025. Claire & Geoff confirmed that with a $30,000. balance going into snow removal season and that anticipated at no more than $10,000., we’re solid financially. Travis Roundtree asked about the culvert on Dilley Road; whether we would install more road base on it and when. Paul responded that there would be additional road base installed on top of the culvert next week. Travis is concerned about problems that culvert will cause in the winter.

Grazing: Alex Wilcox (Chair) was unavailable for the meeting or to provide a report. We were informed today of cattle from Filing 4 being on adjacent non-DRPOA property and cattle from adjacent property being on Filing 1 property. Claire and Paul will make calls to Clayton and John Rusher. Paul commended Clayton on his attentiveness with the cattle. Cheryl asked about what the plan is to keep the cattle contained. Paul responded that the fencing issue is a long-standing one and has been a matter of practicality.

Gate: Jaron reported on the status of gate repair and construction. There’s one gate working (Bear Ridge), two broken (CR265 & Elk) and two new installs (Tibby Trail). Total estimate is $3,000. for parts and material (with volunteer labor). Discussion was then about Vince Ouelette doing post hole drilling and concrete work. Jaron will contact and get estimate from Vince Ouelette. Date also needs to be set for volunteers to work install/repair. Claire attempted motion to approve $3,000 for gate installation and repair; discussions on increasing to from $3,000 to $3,300 total expenditure; other questions were then asked – motion was never voted on.

Event: Cheryl Yankoff spoke about her appreciation for Lavonne Bullard & Donna Picou’s being part of committee; working on updating the DRPOA new property owner’s Welcome Packet. Introduction of two new owner’s (welcome to Dilley Ranch!)

2024-5 Snow Removal contract with Vince Ouelette: motion by Claire to approve; Paul seconded and it was approved unanimously.

DRPOA Policy and Procedure Road Maintenance Repair and Improvement & Installation and Maintenance of Driveway Culverts motioned by Claire McCutcheon/seconded by Steve Wiebke; unanimously approved.

DRPOA Gate Policy and Procedure motioned by Claire McCutcheon/seconded by Paul Picou; passed by Jaron Tyner/Geoff Yaworski/Cheryl Yankoff. Steve Wiebke abstained.

Membership Concerns: Russ Galer expressed concern, prior to the approval of the gate policy, about his situation with dues & gate fees and that his property location does not make use of either the DRPOA roads or gates.

The Board members will determine specific date of the next meeting/holiday (potluck) party (January 2025) and convey that to the membership at the end of November/early December 2024.

Motion made by Claire to adjourn the meeting at 12:10PM; seconded by Steve. Passed unanimous.