

PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD

**REGULAR MEETING MINUTES
Saturday, September 10, 2022**

THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD MET IN REGULAR SESSION VIA
CONFERENCE CALL AND IN PERSON

ROLL CALL/DETERMINEE QUORUM

The meeting was called to order by Claire McCutcheon, President at 11:10 a.m. Roll call was taken, and the following were present:

Claire McCutcheon	President
Lavonne Bullard	Vice President
Tina Jones	Secretary
Alex Wilcox	Member
Denise Swanson	Member
Jaron Tyner	Member

A quorum was established.

REPORTS

Minutes of the July 9, 2022 Board meeting were approved, sent to all of the owners and posted on the website.

Treasurers Report: Claire gave the Treasurer's report in Dave's absence. Current balance in the Wells Fargo checking account is \$202.83 and the savings account is \$484.21. The balance in the Kirkpatrick account is \$18,313.97 for a total of \$19,001.01. Expenses since June 1, 2002 were as follows: road maintenance and repair \$26,930.45; gates \$5195.37 and admin \$99.11 for a total of \$32,224.93. Income since June 1, 2022 were interest \$ 0.11 and ½ the Grazing Fee \$1722.00. Lavonne moved to accept the Treasurers Report. Jaron seconded. All approved. An added note was that yearly invoices will be going out next week and are due by 9/30/2022.

Road Committee Report: Alex reported that he has a great committee (Mike Scott, Dave Freeburg and Paul Picou). They have toured the Dilley several times. The committee has prioritized areas that need work. The committee came up with 3 top priorities. The first is on Elk Trail by the McCutcheon's. There is a very large hole on the side of the road and the erosion from the water flow is going underneath Elk Trail. The second is on Tibby Trail, the curve by the Lawrence's. The committee met with our road contractor, Rusty Caldwell and requested a separate bid from him on these two projects. The bid to fix Elk Trail is approximately \$2,000.00. Alex would like to see that completed this year. To fix the curve on Tibby Trail the cost is over \$6,000.00. The committee felt that project could wait until the spring. The final grading has been completed on all of the Dilley Ranch roads. The last to be done was on Dilley Road from Dilley Circle to DR265 gate. Due to the Century Link pylons on Dilley Road, widening of the road was done as much as possible. The hole on Elk Trail is approximately 8 x 8 x 20 feet. If a car slid off the road, it would disappear. The solution is to fill it with riff raff and clean out the culvert. It was discussed that the solution would slow down the water flow. Lavonne made a motion to move forward

with the project on Ek Trail. Claire recused herself from the vote. All voted in favor. Concerns were raised about Bear Gulch. It was clarified that (FR304) is maintained by the Forest Service and graded once a year. Concerns were also raised about Dilley Road and the mud hole (ditch). There are large, deep ditches all over the ranch. The committee is prioritizing all road work. The Century Link pylons were discussed as well as Tibby Trail. Tibby Trail was totally washed out because three sources of water converge into a single location. The fix is to go with three culverts instead of one. Any owner who would like to see these areas can contact any committee member. Alex suggested putting up reflectors in the problem areas so people are aware that it is a potentially hazardous area. The committee will price out how much these reflectors would cost the Association. If the Board approves the expenditure, the committee members and volunteers will complete the installation at no cost to the Association. This would help ensure the safety of the homeowners and their guests on the ranch.

Grazing Committee Report: Cows are separated on 2 areas of the ranch. On Filings 1 and 2 the cows have been moved along Oak Creek. On the north side of the ranch, it is harder to move the cows around. John Rusher had indicated he would put out salt blocks, but did not happen. Discussion occurred about resting the land. In the state of Colorado, a ranch can rest for one year. The County Assessor can declare a countywide drought, but that has happened in many years. The committee is working closely with JD Heinrich who can also set the number of Cattle.

Gate Committee Report: Tina gave the report. Two gates on Bear Ridge and Elk Trail are operational. Any owner who has an old remote can use that remote since the gates were programmed with the old code as well as the new ones. Dilley Road and 265 gate will be operational this weekend. Tibby Trail gates will be completed next year. There was a discussion on the timing of the gates. It was determined that emergency release parts are on order for the gates. In the meantime, someone needs the gate open for longer than it is programmed for there is a black box under the gate that has an on/off switch which can be used.

Event Committee Report: Lavonne reported that this was our first event. Our Mission Statement is that we hope to promote a sense of community through our events. Events will be scheduled to coincide with Board meetings. As much as possible, meetings and events will occur on Dilley Ranch. A survey will be sent to the membership for suggestions of events. The committee requested an address list to welcome new members to the community. Committee members are: Donna Picou, Lorraine King and Cheryl Yankhoff.

Covenants Committee Report: Tina reported that the committee had met earlier in the week and meeting minutes were sent to all property owners. Linda Stoughton and Tammy Deska have joined the committee. The committee discussed several items on alleged violations and will be sending letters to those property owners, whether county and/or Dilley Ranch. An email was sent to all members in regards to the membership list and if they wanted to opt out or in with their personal information. When emails are sent to the membership, all Board members are listed and blind copied to the owners.

OLD BUSINESS

Gate at 265/Dilley Road already had been addressed.

NEW BUSINESS

There was one correction to the meeting minutes from the July meeting. Covenants were re-written in 2013 and By-Laws in 2014. This was corrected and re-posted. Covenants run for 10 years. Committee will re-cap and see if there any necessary changes and will send them out to all members for their review and suggestions. Once the committee has feedback from the membership, they will be presented to the Board. Every owner will have an opportunity to participate. All meetings have meeting minutes and transparency to the membership.

Discussion occurred in regards to communication with the membership. An annual budget will be prepared and posted to the website. A discussion occurred in regards to those properties that are not adjacent to Dilley roads (8-10) and whether or not their dues should be lowered. After much discussion by the Board and the property owners present, it was determined that all property owners will remain at the same dollar amount for their annual dues, whether or not their property is adjacent to a ranch road.

CORRESPONDENCE AND MEMBERSHIP CONCERNS

Discussion ensued in regards to Dark Skies and their availability to work with homeowners in their outdoor lighting needs. Thanks were offered to the Jones family for their works on the gate.

NEXT BOARD MEETING DATE AND TIME

The event committee proposes a December meeting with a brunch following the meeting. The meeting time is 1pm. Claire McCutcheon will host the meeting. The date of the meeting will be forthcoming.

Tina made a motion to adjourn the meeting at 12:32pm.