



## Dilley Ranch Property Owners Association

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P.O. Box 1333 Westcliffe, CO 81252

### Dilley Ranch Meeting Minutes

June 26, 2021

11:12 meeting called to order

John Peck, Travis Roundtree, David Latham in attendance

President discussion –

18 properties sold in the last year

Building on 2-4 sites currently

Introduced Matt Nolting - Fire Chief for Wet Mountain Fire

6 fire stations – Closest is in Boneyard Park. Total 20 pieces of apparatus 40 firefighters – all volunteer – except Matt. Only volunteer.

Boneyard station 3 volunteer firefighters at that station. In probationary status now.

They provide burn permits. New process through 911. Fully automated, access by phone or internet. Dispatched out of Fremont County. Mapping troubles – issues with integration.

Request everyone set up with Everbridge. Frecom911.com link to Everbridge – reverse 911 system. Notification through text, email, or phone. Burn permits are active for 1 year. We will see more activity. Barrel burns are ok without a permit.

M-F office open call, or email and they'll get it answered.

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### Financial Report

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Last fall the dues invoices got a late start. For those of you stressed by the invoices going out beyond the due date, I'm sorry for that. Things are a bit better organized now and should be on time this year.

We are making progress on the conversion of an old version of Quickbooks to a new version that is internet based, faster, and easier to use.

We are also in the process of moving our banking to a local bank, Kirkpatrick Bank in Westcliffe.



## June 25, 2021

### Assets - Current

Cash On Hand - Checking	\$ 36,494.91
Cash On Hand - Savings	\$ 19,762.35
Undeposited Funds	\$ 400.00
<b>Total Assets</b>	<b>\$ 56,657.26</b>

### Expenses - YTD

Office Expense & Supplies	\$ 254.86
Snow Removal	\$ 2,778.75
Gate Repair	\$ 1,097.99
<b>Total Expenses</b>	<b>\$ 4,131.60</b>

Motion to accept JP second TR

### Grazing Report

Moisture this year 10.06" of water equivalency. 49.35 inches of snow this year. J. Rusher dropping off on July 1. Four month lease split evenly of each side. Grass is better than it has been in years on Dilley. Currently we can have a reduced headcount count of 50/100 pairs. 3018 Acres on the Dilley means we should have 60 head, but we are able to keep it at 50 and Filing 1 and 2 fencing is still not complete, but we aren't having issues with that area at this point.

Motion to accept DL Second TR

### Road Report

Very happy with roads. Current contracts for repair and snow removal are in place through next year. Snow removal expense has been significantly reduced with the change in providers.

### Change in Zoning Laws

Changes passed 2/26 in Custer County. RV's allowed on vacant property total of 90 days. No breaks in between. After 91 days requires septic system, on blocks, with skirting and a permit. That would be in direct violation of the Dilley covenants. County then considers it a manufactured home. We are gathering more information but expect to notify those lot holders that are not in compliance. The County will be contacted and after a grace period, forwarded to the attorney for next steps. This applies to vacant property.



A committee will be formed and will gather information about how we need to proceed to enforce compliance.

#### Gates

Based on how the area is being sold, and with savings from snow plow expenses, the board decided in the last meeting to move all gates and operation under the POA. Three gates in existence will be updated, then we will look at Tibby Trail gates. We will standardize all gates and maintenance so we can fix it quickly. A committee will be formed that will oversee the process and changing gate codes as they haven't been changed in many years. Dilley is responsible unless a homeowner damages a gate.

#### Ballots

35 ballots returned. Result of the voting selects

Janet  
Tina  
John  
Paul  
Travis  
Denise

Next meeting July 10. First time we have a full board since 2017. Meeting at 10:00am at J. Peck's.

Meeting Adjourned at 11:46