

PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD

REGULAR MEETING MINUTES

Sunday, December 11, 2022

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

ROLL CALL/DETERMINE QUORUM

The meeting was called to order by Claire McCutcheon, President at 1:10 p.m. Roll call was taken, and the following were present:

Claire McCutcheon	President
Lavonne Bullard	Vice President
Tina Jones	Secretary
David Latham	Treasurer
Alex Wilcox	Member

A quorum was established.

REPORTS

Treasurers Report: David Latham gave the report.

Current Balances

Total \$ 50,145.36

Outstanding Dues

TBD Lien on one outstanding property \$2,200.00

Grazing Income

2nd half paid \$ 1722.00

Bills paid

Accounting \$ 25.00

Conference \$ 50.10

Office Supplies /Postage \$ 124.41

Road maintenance \$ 711.80

Insurance \$ 850.00

Accrued Expenses

Road maintenance \$ 13,850.00

Jobs 5,11,12,crater

Lien on property motion approved

L. Bullard made the motion, Alex seconded: approved to file lien for unpaid dues

Road Committee Report: Alex Wilcox gave the report.

100 T-Posts were purchased and installed to mark culvert locations. Rusty Caldwell has done 3rd contractual grading of the roads. Contract with Caldwell expires on 12/31/22. Road grading agreement will be completely re-written for 2023 to provide maximum flexibility to the association.

Vince Ouellette joined the meeting. He is currently providing snow plowing services to the Dilley. Discussed the service he provides and the equipment he uses to plow the roads in the winter. He mentioned that in addition to the DRPOA road plowing he can also provide service to individuals for driveway plowing. If property owners are interested in this service you can contact Vince to arrange it. Fees for the service are the same hourly fee as negotiated by the Dilley Ranch Board. We asked Vince for his thoughts on a new agreement. He recommended an hourly based agreement without pre-defined actions to be performed. Discussion about his equipment which includes a grader attachment, a roller, and a dump truck. Based on his observation ditches and culverts need to be cleaned.

Grazing Committee Report: Alex Wilcox gave the report.

New 2023 grazing lease has been approved by the board. Ready to put out bids. Advertisements in both papers, the Sentinel and the Tribune. The community page for Custer County is also a resource. The website needs to be updated to show the current agreement. John Rusher has not been notified as of now. Alex will provide written notification to John. Send via USPS Certified with signed receipt. Discussion followed about people that are interested in the grazing lease. Discussion occurred about grazing lease and the revenue versus the services provided for instance: providing water, cattle rotation, and length of time cattle are on the ranch. The grazing committee is interested in interviewing prospective ranchers and will forward that information to the board.

Gate Committee Report: David Latham gave the report.

Gate on 265 was installed. Remotes were provided to property owners that requested them. Several meetings were held at the gate to hand out those remotes. More remotes are available for those people that haven't received them yet. Adjustments were made to the 265 gate to make the remotes work better. It was initially shielded by a piece of steel, and Richard Jones removed that and repositioned the controller to help with the distance a remote would operate. Spring of 2023 sand blasing and painting on 265 will occur. Install of two gates on Tibby Trail will happen early spring as well. The equipment has been purchased for those gates.

Covenant Committee Report: Tina Jones gave the report.

Committee meeting was held on Nov 9 to review proposed changes to the covenants. Current covenants can be changed in June 2023. The committee is reviewing the covenants and will contact all property owners for feedback, to make a recommendation for proposed changes to the board. The process has several steps that need to happen and was started early in order to get input from all property owners. A simple majority from all owners is what is needed for covenant changes to be incorporated.

Issues with covenant enforcement: Notification to property owners was sent out, but we have not received a response as of now.

Secretaries Report: Tina Jones gave the report.

Please visit the Dilley Ranch POA website at DRPOA.com. The meeting agendas, meeting minutes, and calendar events are posted there. Looking for feedback on sending the meeting minutes. Discussion followed and it was decided the meeting minutes would be posted online and an email referencing the minutes with a link will be sent to the property owners when the minutes are posted.

Event Committee Report: Lavonne Bullard gave the report.

All events will be held in conjunction with the board meetings. The participation is an important aspect to help build community. Discussion on what to provide and after feedback, a potluck with the board meeting was the most suggested request.

OLD BUSINESS

Property owners list.

That was completed and emailed to all property owners. It was sent out electronically to those people that authorized us to do so.

NEW BUSINESS

No new business.

CORRESPONDENCE AND MEMBERSHIP CONCERNS

Discussion occurred about board meeting frequency (once a quarter) and the business of the ranch being decided outside the regularly scheduled board meetings. It was brought up that transparency is hard to accomplish when many things are decided by the board without meeting minutes. It was indicated that any decisions that are made by the board will have minutes posted on the website, so property owners know what has transpired. Special board meetings can be called. That information will be posted and anyone that wants to attend will be able to.

Alex wanted to acknowledge and thank several people for their help and hard work recently including Dave Freeburg, Paul Picou, Richard Yankoff, and Larry King. Thank you all for your help and willingness to donate your time and effort. It is very much appreciated!

Richard Jones was also mentioned for his hard work on the gates. Donating time and materials to fix the gates has been a big help and is very much appreciated!

A question was brought up on the plowing depth. 8" is still the standard, but we have latitude to call for plowing sooner depending on the weather conditions. Gates can be locked open. Alex will work with Vince on how to lock the gate open for plowing.

NEXT BOARD MEETING DATE AND TIME

The next board meeting will be Saturday March 18 at 10:00 am with a pot luck brunch to follow.
Meeting location is To Be Determined.

Tina made a motion to adjourn the meeting at 2:07pm.