

**PROCEEDINGS OF THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD**

**REGULAR MEETING  
Saturday, April 9, 2022  
10:00 a.m.**

THE DILLEY RANCH PROPERTY OWNERS' ASSOCIATION BOARD MET IN REGULAR SESSION VIA CONFERENCE CALL ONLY.

**ROLL CALL/DETERMINE QUORUM**

The meeting was called to order by John Peck, President at 10:03 a.m. Roll call was taken, and the following were present:

John Peck	President
Travis Roundtree	Vice President
David Latham	Treasurer
Tina Jones	Secretary
Janet Freeburg	Member
Denise Swanson	Member

A quorum was established.

Recording: Meeting is being recorded

Reminder: Homeowner property comments can be made during Correspondence/Property Owner Concerns toward the end of the meeting. At this time John will be muting all members with the exception of the Board Members.

**Motion by Tina Jones that the following items be added to the agenda under Correspondence/Property Owner Concerns:**

- 1. Consideration of Proposed Grazing Lease – Hedberg; 2<sup>nd</sup> by John Peck**
- 2. Consideration of Proposed Grazing Lease – Rusher; 2<sup>nd</sup> by John Peck**
- 3. Consideration of Letter Received Concerning Driveway Damage: 2<sup>nd</sup> by John Peck**

**AUDIENCE INTRODUCTIONS**

All conference call attendees will be muted at this time, except for board members and scheduled guest with an agenda item.

Present in the audience via conference call were:

Alex Wilcox  
Lavonne Bullard  
Lorraine/Larry King

Gary Cox  
Jordan Hedberg – Joined at 10:15 a.m.

## **REPORTS**

### Covenant Enforcement Committee

#### Dumpsters:

Communication via email was sent to homeowner letting them know that after meeting twice on the topic of dumpsters; we had thought about writing a policy, but it was decided by the Covenant Enforcement Committee that it was a dispute between neighbors and if they would like the contact information of the other neighbor involved. As of today, I have not heard back from the member.

#### Custer County Violations:

The Covenant Enforcement Committee meet on this and decided that there was only one homeowner in violation of Dilley Ranch Covenant in regards to RV's. Communication via email was sent to the homeowner notifying them of this violation with a deadline to respond by end of April. (Documentation to include start date, completion date, copy of builder's permit and septic permit.

### Gate Committee

#### John Peck's Report:

No work has been completed on the gates year-to-date due to high winds, and fire restrictions. Mid-End April is when we hope to begin working on the gates again weather permitting.

### Grazing Committee

#### Travis Roundtree's Report:

**Motion by John Peck to have Travis report after Jordan Hedberg's presentation; 2<sup>nd</sup> by Tina Jones**

### Road Committee

#### John Peck's Report:

The road committee signed a contract with Caldwell Family Construction to maintain 7.7 miles of road on Feb 9. The road committee felt that they provided us with the best offer and it was presented to the Board and the board agreed. The committee had another meeting on April 2 at which time the road committee decided projects 5 & 6 would be completed first. Project 5 - repairing Dilley Circle and widening the road from 11 ft to 14 ft and replace the culvert and place riffraff and repair the road damage due to the flood for \$5800.00. Project 6 – Dilley Road from Dilley Circle to CR 265 widen road from 9 ft to standard 14 ft width and define the ditch for a cost of \$9500.00. In the Fall based on the funds in the bank at the time tackle project 11 which is Bear Ridge Road, widen from 9 to 14 ft, add riffraff in front of the Scotts for a cost of \$6500.00. Continue doing projects over the year as we have a bout \$72,000.00 worth of projects that need to be done. Tina Jones – Will someone on the road committee will one member go out and confirm that the work has been completed to our satisfaction prior to the bill be paid. John Peck – That is correct.

### President's Report

John Peck's Report:  
None

### Vice-President Report

Travis Roundtree's Grazing Report:

Committee got things done and addressed the following issues in the past year.

1. Addressed fences about 200 damage sections that we repaired. John and I in addition to other members fixed damaged fences that were allowing losses of the herd.
2. Identified residents who have fenced out and want to manage their own ag rights. We compiled a list and notified the Assessor's office to be in compliance with JD.
3. We received quotes from surveys from fencing companies regarding bordering fencing by areas of eagle summit by giving us permission to repair a containment fence to keep the cattle from going to the bone yard and beyond. That area is where the cows like to leave.
4. Contracts with grazing lease – contract lacked wording and was basically a hand shake. The committee did a really good job, Mr. and Mrs. Chambers did a great job in contributing with appropriate wording the new grazing lease. It went from 1 page to 4 pages and we did that to protect the interest of the residents to protect their ag rights. We have a better relationship with Mr. Rusher. After much back and forth between Mr. Rusher and Dilley. The grazing protocol is determined by the Assessor's office by JD. We adhere to the guidelines from the USDA, NRCS, and Assessors Office and Dilley has done so for years. We have to have 56 calf/pair. If we lose our ag rights, it would be abated for three (3) years. Water level is higher than usual, we don't anticipate entering the grazing season under drought conditions. If there is a drought, we would contact JD for advisement. Grazing season starts on 1<sup>st</sup> of July 1 and ends on 1<sup>st</sup> of November. Cattle are not grazing for 365 days. They have 50 acres per head. 123 days of grazing per season. Rusher has agreed to pay a flat rate of \$3444.00 every grazing year with 50%) of flat rate totaling \$1722.00 due on July 1 of every calendar year and remaining balance will be \$1722.00 due by December 6 of every calendar year. Animal Unit: 1 bull, 1 cow and 1 calf. Max number is 56. The number will not go higher or lower than what JD determines. Never before has the Dilley received this amount of revenue from grazing. The grazing lease for the last 4 year was a beta test. After the beta test we wanted to see if it would be a good fit for the board and the residents to allow him to continue to graze his cattle. The previous grazing contract we brought in \$1400.00. This is a good win for us. Raising money from revenue is a win for the Dilley to have Mr. Rusher.
5. Dilley Ranch Grazing lease:  
All board members received a copy of the grazing lease. Calendar year 2022-2026 for all parcels not fenced out on the Dilley Ranch.  
Basically, states who lessor and lease are, payment terms, calf pairs, 56 count. Any issues we will work together to get the fencing done and the terms worked out. If the board likes the agreement, then I would make a motion or discuss to see what the board thinks about the lease from Rusher and Hedberg.

John Peck: 2017 grazing season was 6 months for \$100

2018 reduced from 6 months to 4 months and got \$1400 for a year to try out

New grazing lease includes information regarding drought. In the past was a hand shake of 30% reduction of head count if we go into a drought. If we go into a severe drought then we would discuss resting the Dilley with JD's approval.

Denise Swanson: Why did you decide on a 4-year lease as opposed to a 1-year lease.

John Peck: That is what a cattle rancher requires out here. They need to know that they have a lease for multiple years.

Travis Roundtree: It is also not uncommon to see 5- and 10-year leases also.

Denise Swanson: Jordan was talking about electric fence containment, this other fellow just drops the cattle them off. How does this work.

John Peck: Prior to 2017, with the 6-month lease NCSA suggested you graze the herd in the South side of Dilley and half way through move it up to the North side. When we reduced the grazing season from 6 to 4-month NSCA suggested we place half the herd on the South side and half the her on the North side. Containment fences cattle will drink 20 gallons a day.

Travis Roundtree: CDL there is 8 pounds per every gallon. If we need 8000 gallons and Jordan has to move water and cattle, he needs a CDL license. When I asked if Jordan had a brand he said no, so if the cattle get off the Dilley how would we identify his cattle. He doesn't have the equipment.

Dave Latham: I don't agree with that. That is his responsible as we are only providing the land.

Travis Roundtree: It is also about management on property. How is he going to fulfill his obligations?

Tina Jones: CDL they are cracking down on cattle that they do need CDL for transporting trailer/cattle/etc....

Travis Roundtree: Need heavy equipment, Mr. Rusher has livestock trailers, many head of cattle. He doesn't have to procure extra cattle. Mr. Rusher has a brand, if they run off, we can locate them easier. Or get on horseback to move cattle back to Dilley. Mr. Rusher uses horseback to round up cattle who have gotten off the Dilley.

John Peck: Does Mr. Rusher have insurance for coverage.

Travis Roundtree: Yes Mr. Rusher has insurance coverage.

Denise Swanson: Cattle had gotten out last year what was that about.

John Peck: The entire herd on filing 1 and 2 walked from the Dilley over to the Bone Yard and Oak Creek Grade. The Sheriff's office and the branding company notified Mr. Rusher of his cattle and Mr. Rusher moved the cattle back to the Dilley.

Tina Jones: Has Mr. Rusher agreed to provide the insurance with Dilley Ranch listed as additional insured.

Travis Roundtree: Yes, he has.

Denise Swanson: Trying to understand how you contain the cattle and what they do. This is the first time we have had a presentation on cattle grazing. In the past, the grazing committee made the decision.

Travis Roundtree: We are piggy backing on John's work. John did a lot of due diligence and solicitation before and we have documentation from 1999 from all the boards and policies as to why they did that. The cows know what to do. The grass is uniform across the Dilley and you can usually find the cattle by the water or near another portion of water. One of the duties we have to do to maintain the ag rights and contractual rights we have to count the head of cattle which is one responsibility of committee. When the fences were down, if there is a storm coming and it wipes out everything then you have to notify the cattle rancher. We can't move the cattle because if a cow has calved, we could lose the calf. Our responsible to maintain the border fences to keep the cattle in.

Tina Jones: My understanding if someone doesn't want the cattle or the ag tax rate, they can fence out their property and they would no longer receive the ag tax.

John Peck: Anyone on the Board have any additional questions for Travis.

Response: No

Travis Roundtree: Are we going to make a Motion to vote on which Cattle Rancher for the grazing lease?

Tina Jones: I was going to make a motion for the board to vote prior to motion of adjournment.

### Treasurer's Report

Dave Latham's Report:

Treasurer report was sent to each Board Member.

Just under \$51,000 in bank as of today. We are caught up on all expenses with the exception of 1 outstanding snow invoice that we have not received yet. \$18,900 on snow removal and road maintenance this year.

QuickBooks Online has been switched over. All bank transaction for last 18 months and most of the customers have been put in. Will be completed by the end of the week.

John, I will get you the log in credentials for QuickBooks.

Kirkpatrick account has been set up and the online banking is done. Waiting on the debt card. Once I receive the debt card, I will set up all reoccurring charges to the debt card at Kirkpatrick Bank.

Tina Jones: Do we have any past due invoices for the Dilley Ranch Dues?

Dave Latham: Yes, we have one that is currently selling their property; we will receive it at closing.

Denise Swanson: Is Kirkpatrick located in Westcliffe, where is it located?

Dave Latham: Next to the Post Office.

Tina Jones: I would like to thank Dave for getting Kirkpatrick and QuickBooks taken care of.

## Secretary's Report

Tina Jones Report:

Homeowners sent out mailing for Elections. Bio April 30, 2022 deadline. Received 5

Hunting seasons – If anyone is hunting on property owners land, they must fill out the Hunting Authorization form that has been completed by the homeowner. The hunter must carry a copy of the authorization on them.

Denise Swanson: I thought we were no longer hunting on the Dilley

Tina Jones: A guest can only hunt on the homeowner's property that completed the Hunting Authorization form.

### **UNFINISHED BUSINESS:**

None

### **NEW BUSINESS**

Consideration of Proposed Grazing Lease – Hedberg

Jordan Hedberg Presentation:

Thanks for having me and the opportunity. My partner in the ranching business, Melissa could not make it today. Background: Grew up on the Dilley ranch from 1999 until I graduated High School in Custer County and went to college in IL and went to Denver. Returning sometime in 2013 full time. My parents still own a 35-acre lot in Dilley. I am very familiar with the Dilley; I used to hike and ride horses all over the place. Run cattle and have leases on Dilley 5 outside Dilley Ranch HOA and we still lease the 35-acres that my parents own. When it comes to the Dilley it is near and dear to my heart. Our business is called Thermos Acres (Thermos Greek for courage) getting into this business was either stupid or brave. Over the last 7 years since we have owned the cattle. We sell our beef directly to the customer. It takes 28 – 30 months to raise an animal from a calf to prime steak animal that we take to the butcher in Westcliffe. We have customers on the front range and in Westcliffe. Mid-Summer and Fall we take them to the butcher and then home deliver them to our customers. We have grown and have sold 15 direct ourselves. The grass-fed beef business has done well for us. We manage the whole process. This is near and dear to us. We do a daily rotation using electric fences which are powered by solar chargers. I sent a link out. Rotation on Dilley 5 for some years is the cattle are dumped out into an area and they will eat only what they like. Cattle will eat the grass and then come back and eat it a second time before it can recover. By daily rotation we have the cattle move across the landscape. We check on the cattle once to twice a day. Deer and Elk will sometime knock down the fence and we will put the cattle back in after repairing the electric fence. The plus side is that they are not overgrazing in one area and the grass has a chance to recover. At the end of the day, we know where the cattle are and it is a much more controlled program. The homeowner still maintains their ag status. That is our presentation when it comes to land management.

This situation is unique because this is a whole HOA and not individual. We would offer a 10% discount on the beef and drop it off at your home.

Questions from Board:

Tina Jones: Explain again with single land owner you would pay cash but, in our case, you offer us a 10% discount on beef. In the past, it was .50 an acre and we would still pay that part along with the agreements that you want but in addition we offer 10% off the beef.

Dave Latham: Number of cattle you would be running. We have a min and a max of cattle to maintain our ag status.

Jordan Hedberg: I don't know what the min or max is; We haven't worked with an entire HOA. We don't have an enormous herd; we are at 39 with calves and full size. However, we would be willing to work with your requirements.

John Peck: Minimum we stay where JD requires us to be. 1 cow per 50 acres a total of 56 head not counting calves.

Jordan Hedberg: I have worked with JD in the past and we are more capable of doing.

Tina Jones: If you only have 39 and our requirement is 56 head. We are getting ready to calf so we should be near 60.

John Peck: JD goes by pairs (single cow or bull) Calves under a year old are not counted.

Jordan Hedberg: I am happy to work with JD and I can buy cows if I needed to in order to meet any minimum that JD sets.

Travis Roundtree: Do you have a brand?

Jordan Hedberg: No, I do not have a brand. I have thought about leasing my family brand which is JU but we currently ear tag. I have not gotten into branding.

Travis Roundtree: Do you have a CDL.

Jordan Hedberg: I don't anymore, I used to. I don't use commercial trucks.

Denise Swanson: I have meet you years back. How do you get the cows up to the property? I don't know anything about cattle ranching as I live in California.

Jordan Hedberg: We have stand trucks F150 and F250 and horse trailers. It takes us 2 – 3 trips. We can set up corrals. The day to day moving is on foot using electric fences.

Denise Swanson: So, you are responsible for keeping the cattle in the electric fence?

Jordan Hedberg: They will occasionally get out but because we check on them daily, we keep them in the fences.

Tina Jones: Since you would be managing the cattle with electric fences in the proposal; what about water?

Jordan Hedberg: With electric fencing you want to be in certain areas. The green grass is called candy grass and is not very nutritional. We can put stock tanks in areas that don't have water like the ridges.

Travis Roundtree: What happens if you have to do all three activities, move fence, get water and get cows back over here. How would you do that?

Jordan Hedberg: Generally, we do everything in the morning. We would bring out tanks of water. In the hot parts of summer, we try not to graze them where there is no water. Basically 7-8 a.m. we dump water out and set up new fence. In the afternoon we bring water and break down the old fence. It is very labor intensive. When he got into this most locations did not have good fencing. So, he manages with electric fences. We rent everything including the house we live in. More time but less capital development. One strand of wire on electric fence.

Travis Roundtree: Have you anticipate how much walking it will take to cover the entire Dilley.

Jordan Hedberg: My phone tells me 10-15 miles a day during the summer to manage the cattle/electric fence. This is not a new thing for us. Generally, on the weekend I do more miles, weekdays I do less miles.

Travis Roundtree: My next question is do you yodel?

Jordan Hedberg: Laughs, not very well. Our cows do respond to calling which is on video on Facebook. Our cows will come when we call. If need be, we will shake a bucket and then run for my life as they will follow you very close.

Tina Jones: Any additional questions for Jordan from the board?

Response: None

Tina Jones: We will discuss later on the grazing leases and when the board will vote.

Jordan Hedberg: Thank you.

Consideration of Proposed Grazing Lease – Rusher – See Travis's Grazing report

Entrance Signs:

John Peck: New signed for the Dilley. The new signs will be metal. Still looking at the design concept. Once we have the entrance signed designed and received, we will get them up.

Dave Latham: Are we still looking at the company in Missouri.



John Peck: We are still looking at various companies. We still want to attach the new signs to the entrance gates.

#### Consideration of Letter Received Concerning Driveway Damage

The letter was sent out to all Board Members.

John Peck: On March 23, Tina forwarded a letter to me from the Cox regarding driveway damage due to 2018 and 2021 floods. On the 23<sup>rd</sup> Denise and I discussed the matter. On March 26, Dave Latham and I visited the Cox property to see the issue. On Saturday, April 2<sup>nd</sup>, the road committee discussed the letter at our meeting. Multiple property owners have had issues due to the flooding July 2018 and July 2021. Basically, anyone who lives on the side of a mountain or at the base of a mountain has a high probability of damage to their property. After our meeting, Alex Wilcox, Paul Picou, and myself went back over to the Cox's property and inspected the culvert directly above their driveway. We walked out through the field found the water path where the water had actually flowed which ran along the Cox driveway. We walked upstream from the culvert and noticed that the ditch along Bear Ridge had minimum erosion. Unlike the ditch below their driveway between them and bobcat intersection has a big erosion problem. The contentious was that this is not an association problem. Dave Latham and I made another visit to the Cox's property and we both agreed with the Road Committee.

John Peck: 176 ft from the entrance off of bear ridge, took readings every 25 ft from where the water flows into the culvert to the driveway is a 5 foot and quarter rise in elevation. Hard to see how the water flow was going up over 5 ft and making the damage. That said, we returned again on April 4 because the wind was too strong to do any good. Later in the week I talked to Mike Scott to get additional information as Mike Scott was on the road committee at the time the culvert was installed. The culvert was installed in 2008 or 2009 to resolve issues that the road was being washed out during heavy rains. Based on all the evidence that was collected it doesn't feel that this should be addressed by the association. Alex, Paul, and myself made a suggestion that we could come over with our equipment and help Gary Cox come up with a solution not as an association but as neighbors. Main Ideas: Dig a catch basin and use boulders that are on the Cox property. Road committee and various Board Members ideas at this point.

Denise Swanson: So, John are you saying that the culverts were put in in 2008 and 2009 that created 10 feet deep and 20 feet wide that goes through my property always down to where Bob Shelton lives as it blows out his driveway.

#### Comments from Board:

Dave Latham: Thank you John for putting all the effort into reviewing this.

John Peck: Not an association issue; as neighbors I would be willing to take my backhoe over there to dig a catch basin as that would slow any water coming off due to flooding.

Denise Swanson: That is very nice of you John to offer to do this with your own equipment. I haven't visualized or seen the area. I have only seen the pictures provided by Mr. and Mrs. Cox.

Tina Jones: John will you follow up with Kath & Gary Cox regarding that?

John Peck: I just unmuted Gary. Gary, is that something that is acceptable to you?

Tina Jones: Is Gary Cox on the line?

John Peck: Yes, he is on the line, I just unmuted his line.

Gary Cox: Yes, if we can figure something out.

John Peck: Brought up my backhoe and dig out a catch basin where the culvert dumps into and line it with boulders from your property that would resolve any water coming from that direction. When Dave and I walked your property, there is also water coming off of the Forbes property coming down higher up.

Kath Cox: We are aware of that and have been repairing that ourselves and paying for it. That wasn't what the concern was the concern is the water coming off of bear ridge on the culvert that was placed by the HOA and I will discuss that with Mike Scott that culvert was put in after we bought the property.

Gary Cox: This is not the first time this has happened. We had already repaired the driveway and it happened again the next year.

John Peck: I'm sure it happened in the 2018 flood.

Dave Latham: Also, worth noting during that flood 304, 271 and bear ridge road was washed out below your property. To expect no damage is not realistic.

Gary Cox: Kent Beach who keeps coming out to fix our driveway. This issue will not be fixed until the water issue is addressed. If we can figure something out that would be great.

John Peck: As a neighbor, I would be willing to come over with my backhoe to work with you.

Gary Cox: I know gas is expensive we could put something in there. I don't expect you to use your money but if you can use your machine that would be great.

John Peck: No problem

Denise Swanson: Mr. Cox do you have a lot of rocks on your property?

Gary Cox: We do have a lot of rocks but don't know about big ones. Once you start digging you might find some.

John Peck: We live on the side of a mountain; we grow rocks.

Denise Swanson: The important thing is to find a solution by helping out.

Gary Cox: That would be great if we can figure something out.

Kath Cox: Ponying up over the years to keep the driveway fixed so we can drive on it is not the solution. We weren't asking the HOA to fix the driveway we were asking them to come up with a solution to divert the water.

Denise Swanson: That is what I mean, if your neighbor will help you come up with a solution. That would be a win win for everybody.

Kath Cox: I will get in touch with John next time we are out there when he has time to meet. We plan on being out there end of April sometime in May.

John Peck: Let me know when you are out here and we can get together.

Kath Cox: Thanks John; we really appreciate the boards time on this.

John Peck's Resignation:

I will be resigning from the Board of Directors effective annual meeting on June 25 reason for the decision is due to Connie's health since she contacted Covid this past January. For those that don't know I took an early retirement and moved out of the city to focus on Connie's Health. Mountains made a dramatic improvement so that she no longer required around the clock medical care. In the last month or so a major decline in her health resembles 2010 been down this route before so I know what to expect. I wasn't concerning running for a third term but past members asked that I serve again to allow for continuity. I feel that I can now safely drop off and focus my attention on Connie's Health. Covid has really done a number on her.

Denise Swanson: We are going to miss you John. You have always helped everybody and always helped the Dilley.

Lavonne Bullard: We all love you and we do appreciate all the work you have done for us.

John Peck: I know you do; I have to put her at the top of my list.

Property Owner Comments:

Lavonne Bullard: It sound to me like several board members have already made the decision to go with John Rusher for the grazing lease. If that is the case, that you give a one-year lease as I do not believe that the next board will have the same feelings as you do.

Dave Latham: From my perspective, I don't feel you can make that assumption that the board is united in that decision. I for one will be introducing a motion to get a full understanding of terms with Jordan Hedberg as part of this deal. I am not in favor of signing the Rusher deal until we know more about what the capabilities are and what Hedberg is willing to provide.

Lavonne Wilcox: I appreciate that.

Alex Wilcox: I want to point out to the board that Rusher is going to maintain and live up to the lease as those provision have been in the lease for the previous years. I had a conversation with JD and he told me that another subdivision Bull Domingo and that they are considering dumping Rusher. Rusher's concept is dump and run regardless what is in any grazing lease. I disagree with you Travis that it is not Dilley's responsibly to keep the cattle on Dilley. Dave was right we lease the land period, that is all we do. Another thing as far as the fencing in the letter that Hedberg sent to us dated 25 of Feb he agreed that he would repair any border fences. That is a golden opportunity.

Tina Jones: The letter or correspondence dated 25 of Feb should have been sent to the board or the Grazing Committee.

Travis Roundtree: I never received any correspondence from Jordan Hedberg and I am the VP in charge of the committee and I received no correspondence.

Dave Latham: We need to follow up with him and see what he is willing to do.

Travis Roundtree: We sent you an email to Mr. Wilcox and you volunteered to help and you did not participate.

Alex Wilcox: That email was sent to me by Mr. Hedberg and I forwarded it onto Dave Latham.

Travis Roundtree: You told me yourself that you would be on the committee. You never met up with us for lunch.

Alex Wilcox: I gave up mind reading years ago for one simple reason because I'm no dam good at it. If you wanted me on a committee I don't know when you have your meetings it is up to you to do that not me.

Travis Roundtree: Mr. Wilcox I welcomed your input and would have gladly accepted any correspondence but I never received anything from Mr. Hedberg or Mr. Latham. I don't know how we can make a decision if I don't receive the information.

Dave Latham: It is not necessarily the committee's decision. Part of what we did today was get introduced to Hedberg.

Travis Roundtree: I disagree with you it is a committee decision and then the committee bring it to the board.

Dave Latham: Today was the first day that we heard there was someone besides Rusher for a grazing lease.

Travis Roundtree: Did he submit a proposal to you or was there any kind of work done?

Dave Latham: No proposal, there is nothing, I received an email about comments that he had made that were regarding 10% discount and some fencing things.

Travis Roundtree: If you guys could get that in writing it would be great.

Dave Latham: It doesn't matter it was an email, if we are going to peruse anything with Hedberg then we need to put something together that mirrors Rusher.

Travis Roundtree: In due diligent of the committee to take the time out of there personal day, we came up with a document, after many revisions. I am not taking it light heartly. I am asking you to get documentation and get information to the committee so that we can look at so the Board can make a decision. Otherwise, I have what I have in front of me.

Lavonne Bullard: Travis, this is Lavone Bullard from what I have been led to believe you have never asked for anybody else besides John Rusher to submit anything. And that is why we asked Jordan if he would be willing to run cattle again on Dilley because we know him and we know his back ground and how he would take care of his cattle. He just made a presentation because he wasn't allowed to talk to your or John or anybody else until now. His proposal was what you heard today and it should be considered before you sign a contract with anybody else.

Travis Roundtree: That is fair.

Michela Vettard:

Listening during the hour and ½ the work you are doing is absolutely impressive. I have never seen people so dedicated to a community. The comment I want to make is regarding the cows, the grazing. Mr. Hedberg has a lot of control in managing the cattle. Last summer there were a lot of cows, they were everywhere, they were on the road. I don't think they should be on the road in the Dilley. You still have to look into the contract for Mr. Hedberg as opposed to what the previous cattle rancher had. The cows were everywhere and uncontrolled.

Linda Stoughton:

Plenty of time to research, heavy discussion on branding. USDA and State of Colorado does not require branding. Things recommended: Metal tags, tattoos, and RFID all those types of things are acceptable and are considered alternatives. Major discussion about Rusher having a brand and Mr. Hedberg does not is irrelevant. As long as they can be identified and returned to the rightful owner. I hope the acre calculated determined is based upon non fenced areas only. Last year and this year additional fencing out was being done. The number one issue that was not addressed by Mr. Rusher was his control of cows and the cows staying on the same filings for over 100 days. In fact, in 2020 the creek that crosses

over Dilley Road went 100% dry and no water tanks were brought out. The cattle were seeking water from barns and nearby ranches so that was a problem. The four-year lease agreement is overkill and does tie the hands of future Dilley board and future changes that would need to be made. I agree with Lavonne that should be a one-year lease and no more. If it is agreeable then you extend it. If it is not, you cancel it but tying a board for 4 years is not an industry standard. We have seen the repeated type of agreement with Mr. Rusher and we haven't tried anything else new. I agree with the committee and the board to look to new approaches as we have been here for 22 years and have seen the change. Come up with a new approach.

Lavonne Bullard: Thank you Linda.

Tina Jones: We have committees so that they can obtain information, present their recommendations to the Board and let the board make the decision.

Travis Roundtree: Is anyone happy with the cows and the way they are done. Does anyone want to comment on Mr. Rusher do that? Any comments.

Lavonne Bullard: In the past, you have dealt with John Rusher because he was the only one that was willing to come in. We continue to do business with him and now we are trying to provide an alternative. I am not happy with Mr. Rusher and his running of cattle on Dilley.

Lorraine King: Noticed when John Rusher drops of his cattle, they tend to stay on the same property year after year and day after day. They do rub up against their structures. Their window was broken due to cattle a couple of years ago. We fenced not because of the cattle but because of someone else's livestock. We would be happy to have cattle on our property as well if it was done responsibly.

Mr. King: When we moved here it was a drought and when I confronted Mr. Rusher, they told me to bad. The cattle tore this property to pieces there wasn't a piece of grass left. Same for our neighbors.

**Motion made by John Peck that we table this discussion until we can get confirmation in writing from Jordan on what he can provide. 2<sup>nd</sup> by Tina Jones.**

Tina Jones: Any additional comments?

No more comments.

**Motion made by Tina Jones to adjourn the meeting at 11:48 a.m., 2<sup>nd</sup> by John Peck. Passed unanimously.**