Dilley Ranch Property Owners Association; Board Meeting Minutes; January 11, 2025

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

Roll Call: Present, in-person, were DRPOA Board members Claire McCutcheon, Steven Wiebke, Paul Picou, Jaron Tyner, Geoff Yaworski and Alex Wilcox. Board member Cheryl Yankoff was not present. DRPOA property owners present, in-person, were: Michael & Susan Scott, Neal & Tammy Tyler, Donna Picou and Terri Wiebke. Present on the Vast Conference call were: Lavonne Bullard, Jon Edy, Brian Norbury, Matt Sabatini, Dennis & Leslie Moore, Denise Swanson & Rohit Katial.

Treasurer: Geoff briefed us on the new 2024 Financial Summary report, there were no comments. Reviewed new 2025 Budget report. $35K in dues and $3K in grazing lease income anticipated. Discussed carrying reserve/contingency fund of $41K. Lavonne commented that she’s glad we have a budget. Discussed lien process being worked against the Slovanic property for non-payment of dues. Claire was going to visit County offices and pursue. The 2024 Financial Summary and 2025 Budget were approved unanimously.

Roads: Paul reported that we’re planning to conduct a requirements survey on our roads and plan on improvements for 2025 (adding new road base, culverts and other upgrades as necessary). We have pruned the DRPOA trees along the roads and added road base to Tibby/Carl/Bear Ridge Roads in 2024. Also cattle guards were cleaned and ditches were pulled this past year. Alex commented that roads are our business and reiterated that work <$2,500 did not need Board approval to do. Vince, our road contractor, charges $150/hour. Lavonne thanked the Road Committee & BOD for the road work. The Road report was approved unanimously.

Grazing: Alex briefed that we’re continuing with the 2024 $3,000 grazing lease with the same Wetmore rancher. He met with JD (Custer County Assessor) and JD supported a maximum cattle head count of 50 for Dilley Ranch. Alex is working with Dwayne Chambers and the rancher (Clayton) to avoid any issues concerning the DRPOA cattle pen property adjacent to Dilley Road & CR265. The Gazing lease proposal was approved unanimously.

Gates: Jaron reported that five gates, awaiting installation, need replacement parts which will cost ~$3,000. Jaron now has equipment necessary to auger and install the gates. Matching informational signage will be installed on the gates as well. Will wait until the weather warms before digging. Denise Swanson asked about projected timing and Jaron stated that all work would be completed in 2025. Motion to order/obtain gate parts and to approve gate report was presented by Claire. Approved (Steven Wiebke abstained).

Events: There was no Events report or discussion.

Old Business: There was no old business.

Membership Concerns: Jaron brought up pursuing discussion with County Emergency Management about wildland interface mitigation for Dilley Ranch. Steven Wiebke concurred and will also discuss with Wet Mountain Fire Protection District. Jaron also brought up potential payment to volunteers for working DRPOA projects. Thanks from Lavonne to the Board for their hard work.

Tentative next DRPOA Board meeting is Saturday, April 12, 2025 at 11AM.

Motion made by Claire to adjourn the meeting at 12:25PM; seconded by Steve. Passed unanimous. A wonderful pot-luck and fellowship was then enjoyed by all in attendance.