Dilley Ranch Property Owners Association; Board Meeting Minutes; April 12, 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, Geoff Yaworski, Cheryl Yankoff and Alex Wilcox. Board member Jaron Tyner was not present, but on the conference call. DRPOA property owners present, in-person, were: Richard Yankoff, Jacob & Dorothy Penny. Owners present on the Vast Conference call were: Kevin Cook & Denise Swanson.

Treasurer: Geoff briefed us that we currently have $51K in cash and our reserve target remains $41K. We have filed a lien against the owner of a Filing 3 (Darrin Slovanick) owner for non-payment of several years of dues however he continues to refuse acceptance of the Certified & Registered mail sent lien. Motion was made and all approved hiring a process server to legally deliver the lien to Darrin Slovanick, which expense will be added to his past due amount. Motion was made and all approved to accept the Treasurer’s report as is.

Roads: Paul reported that we’re marking utility locations for spring 2025 upcoming road work. There was also an electrical line discovered not buried deep enough on Filing 1 which the utility company plans on correcting. There has been no snow removal expenses since January. Upcoming road work will include Tibby Trail grading and road base placed near Bear Ridge and CR271. The widening of Dilley Road is currently on-hold. Cheryl Yankoff asked where base would be installed and Paul responded that the focus is to apply road base as needed throughout the Ranch. The Road report was approved unanimously.

Grazing: Alex briefed that the 2025 grazing lease is signed by both parties. Approximately 50 head will arrive early to mid-June and be split between Filings 1&2 – 3&4. Clayton, the lease holder, removed last year’s cattle about 10 days early so they might arrive, this year, earlier than 15 June. Alex will work with Hal Walters to repair the fencing off the west part of Filing 4 (Carl Trail) that needs repair. Alex will let us know when the cattle will arrive so the Secretary can notify the members accordingly. The Grazing report was approved unanimously.

Gates: Jaron reported that he has located material for the gates at the Jones’ and he expects to begin repair/installation of the gates by mid-May of this year. Motion to approve gate report was approved (Steven Wiebke abstained).

Events: Cheryl reported that she is putting together welcome packets for new members and she is considering the possibility of a pot-luck in the fall. Motion to approve Events report was approved.

Old Business: There was no old business.

Membership Concerns: A Board member reported that there was/is a boundary dispute between three members west of Tibby Trail.

The Annual DRPOA Board meeting is Saturday; June 21, 2025 from 1:30PM to 4:30PM at Cliff Lanes in Westcliffe.

Board members with term’s expiring are Claire, Alex and Geoff. A call for new Board members is going out prior to the annual meeting.

Motion made by Claire to adjourn the meeting at 11:55AM; seconded by Steve. Passed unanimously.