

CATHEDRAL PEAK RANCH LANDOWNER'S ASSOCIATION

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2022 SUMMER MEETING MINUTES

Date: Friday, July 15, 2022

Location: Maher School House

CALL TO ORDER: Nik Brewer called the meeting to order at 6:00 PM.

ROLL CALL:

Board members present: Nik Brewer, Carol Inman, Scott Polson, Mark Minter, Dean DiDario, and Rick Gallagher

Board members attending by teleconferencing: John Smith

Board members absent: Bob Holden (COVID), Mike Smith and Terry LeBlanc

Landowners present: Seven

Nik Brewer began the meeting with a prayer, thanking the Lord for our many blessings and asking Him to bless those who will work on the ranch on the work weekend.

READING OF THE PREVIOUS BOARD MEETING MINUTES: The board voted to skip the reading of the previous minutes.

NEW BUSINESS:

- Gate Combination: In 2020 it was decided, based upon landowner suggestions, that we would change the gate combination both before and after the hunting seasons.

Beginning August 1, 2022, the gate combination will be [REDACTED].

On January 1, 2023 the combo will be changed again.

- John Smith, Bob Holden, and Mark Minter funded the restocking of Doc's Pond late this spring. Please enjoy fishing and respect the two fish per day limit.

- The lion lease will continue as written for the coming season.

- CDOT has approved replacing the highway gate on the north side with a cattle guard, and Rick Gallagher is still working with the BLM to gain their approval. BLM has requested a sketch of the proposed installation. Any required gate offset will also have to be investigated, depending upon the course of action chosen.

- The price of gravel will be much higher this year, meaning that we will not be able to spread the amount of gravel that we otherwise would have. The price of diesel has nearly tripled the last year and a half, which increases both production and delivery costs.

- The road up to lot 26, and the "tiny home" structure there that violates the requirements of the Covenants, were discussed. The issues will be disclosed in the context of the upcoming sale of the lot.

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- A culvert is needed for the cutoff on lot 77. Culverts are very expensive, so we will look at the possibility of restoring and using one of the discarded culverts on the ranch.
- Jeff Roop has also pointed out that culvert is needed in a couple of additional places. If we have to buy culvert for those, that will come out of the road budget and, obviously, reduce the amount of gravel we can spread.
- The road from the dam at Doc's Pond back up the hill toward last summer's extensive repair was severely damaged by the two "gulley washer" storms that we had last summer. Since Curley Pipher's dozer is already on the ranch, Mark Minter showed him the road and was given a \$1,200 estimate for dozer work. Gravel to cover the repaired section would be about four loads, which would be an additional cost. Mark made a motion to proceed with the repairs, Scott Polson seconded, and the board voted unanimously in favor.
- Mark summarized the road budget. Elder trail was completed out to the end already this year. While Chase Ruble did the dozer work at no cost to the ranch (thank you Chase!), it did take four loads of gravel to cover it. This leaves about 36 loads of gravel, leaving 4-5 loads in reserve to ensure that we don't exceed the budget, assuming that we do not buy any culvert. Mark solicited comments and suggestions from those who live on the south side of the ranch. The hunting season travel on the power line road, Bull Gulch, and Deep Creek is constant and those roads get hammered, so the north side gravel will mostly go there.
- Mark related that the overflow culvert at Doc's Pond was substantially blocked by a beaver, and the pond filled to the danger point. Jeff Roop put a crew up there the same day and we fixed that. That work (\$1,100) will come out of the water budget.
- Mark and Lester Workman set one of Lester's conibear traps up there and did catch the beaver, but not before he had dug in and undermined the road by about 6-8 feet next to the culvert. Jeff and others dug that up, regraded the culvert, and repaired the road on Saturday morning of the work weekend.
- Dean DeDario related that the annual assessments have been paid for every lot but one. Several communication attempts in that case have produced no results, so the board is weighing its options to address that.
- Several prospective buyers have inquired this year about building several houses on lots they were thinking of buying. This would endanger the agricultural tax status of the ranch, reduce the available grazing for the Stirrup Bar, diminish the quality of life for the surrounding neighbors, and reduce the property values for all landowners, in addition to the obvious esthetic negatives. The board has written a very explicit modification to the Covenants to address this potential problem, and unanimously approved sending it to the entire Association for an approval vote.

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Adjournment: A motion to adjourn was made, seconded, and approved by all.

A FEW WORDS OF THANKS:

- Our thanks to the cowboys over at the Stirrup Bar for another awesome job of moving the cattle up into the forest promptly at the end of the lease period. Also, they safely removed a bull that had a broken leg, and we sure appreciate their quick response on that.
- Thanks to Terry LeBlanc for hosting the first work weekend, to Rick and Cindy Gallagher for hosting the second work weekend, and of course to Bruce Cook who generously paid the expenses for the food and fuel for the work weekends!
- The board would also like to thank all who participated in the work weekends and accomplished so much for the benefit of the ranch. This year we finished clearing the forest roads and ditches, got lots of thistle sprayed, re-established a ditch trail from Brushy down to the Cook's land, and more. With the outstanding help of hard-working people, we were able to cut up and remove the oak brush that was pushed out in the process restoring the ditch trail and clean the trail up pretty well.
- Special thanks go to Justin Allison and his wonderful family for traveling all the way from Arkansas to help on work weekend. Every member of that family is a great hand, except possibly the little guy and we expect him to grow into being one here shortly!

Additional Note: As we have mentioned before, board member Terry LeBlanc has suggested that we offer a mentoring program of sorts—intern positions if you will—to young Association members. His thought is that it would be good for young folks on the ranch to learn where things are and how they work, as well as how the board of directors works. They will, after all, be taking over for us one day soon! Please call or write to the board secretary, or bring it up at the annual meeting, if you have candidates to suggest.

CPRLA-RELATED CONTACT INFORMATION:

Stirrup Bar Cattle foreman: Doug Bryant – (cell) 970-986-2672, (home) 970-399-7162.

Lion Hunter: Jerad Cotton – (cell) 970-640-9461, (home) 970-921-3029.

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CPRLA web site: www.cprla.org

Respectfully,

Nik Brewer, President

CPRLA Board of Directors

Carol Inman, Secretary

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