

CATHEDRAL PEAK RANCH LANDOWNER'S ASSOCIATION

<http://www.cprla.org>

2022 ANNUAL MEETING MINUTES

Date: Thursday, October 13, 2022

Location: Crawford Community Hall

CALL TO ORDER: Board President Nik Brewer called the meeting to order. A recording of the annual meeting is available at [924459920221013185240.wav](https://www.dropbox.com/s/924459920221013185240.wav?dl=1).

CALL FOR PROXIES: Nik called for proxies—all had been turned in.

Prayer: Nik Brewer began the meeting with a prayer, thanking the Lord for our many blessings.

ROLL CALL:

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

Board member present via teleconference: John Smith

Board members absent: Mike Smith and Terry LeBlanc

Association members present: 34 landowners were present at the roll call

Proxies received: No proxies were used (please see below), so the number is not known

READING OF THE PREVIOUS BOARD MEETING MINUTES: Every Association member received a copy of the minutes of the last board meeting. A motion to forego reading the last minutes was made, seconded, and unanimously passed.

CORRESPONDENCE:

Secretary Carol Inman did not have any new correspondence to convey.

At the 2020 Annual meeting Carol read a letter from Brad Hart at the Double H Ranch (which is discussed again here for emphasis), in which he asked the secretary to share their contact information with hunters. He asked that any hunter whose wounded game crosses onto the Double H call one of the contacts below for assistance before crossing the ranch's fence. Please make a record of these numbers. He asked that the numbers be used in the following order:

- Brad Hart 970-361-7844
- Don Hart 970-234-9925
- Cody Inloes-Williams (CPW) 970-641-7078

BOARD MEMBER VOTES: Two measures were addressed by board member votes because the Association members had already approved them in previous votes, and an additional board vote was taken on a resolution that addressed delinquent assessments. (1) A board resolution adopting the change to the Covenants was passed unanimously. The Association members passed that proposed change on 9/30/22 by a vote of 62 to eight. The resolution, the member ballots, and the revised Covenants will be recorded at Montrose County. (2) The board unanimously passed a proposal to start a savings account for the BLM lease set-aside money in order to move it out of the account actively used for ranch operations. The Association members previously authorized the BLM lease set aside on

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12/15/21 by a vote of 50 to zero. (3) The board unanimously passed a resolution specifying a procedure for seeking remedies when landowners do not pay their annual assessments. That resolution was reviewed and edited by the ranch lawyer in advance.

2021 TREASURER'S REPORT: Treasurer Scott Polson prepared a complete report showing all of the ranch's actual income and expenditures, and that report was sent to the entire Association prior to the annual meeting. The CPRLA financial "actuals" for the fiscal year 2021-2022 are also available from Scott Polson (970-921-3026) upon request.

2021 BUDGET PROPOSAL: Scott included a budget proposal for the next fiscal year with the report discussed immediately above. The Association members unanimously approved the entire proposed FY 2022-2023 budget.

COMMITTEE REPORTS: (To obtain copies of the reports, please call or write to Mark Minter)

Judiciary report: Chairman Dean DiDario presented the judiciary report, and described the issues for which the board sought legal advice during the year.

Building and Grounds Report: Rick Gallagher delivered the report for Chairman John Smith. He described active construction permits on the ranch, and listed the seven lots that have changed hands this year. Rick/John also pointed out that there are about nine violations of the Covenants on the ranch at present, and that the rate of occurrence of Covenants violations is increasing as new people buy in. They asked that folks read the Covenants before building, pointing out that common issues are that storage buildings over 200 square feet need a permit, and dwellings must be a minimum of 500 square feet. They also informed the Association members that in order to protect the ranch's natural environment and the landowners' property values, the board has initiated the development of a procedure to be followed in seeking remedies for Covenants violations.

Nik Brewer added that Mandi has developed an informative form to be filled out by landowners when they plan to initiate a building project. That form will be added to the website, which is CPRLA.org. Please use that form for all future construction so that any issues can be identified and addressed in advance, and submit the form to the secretary at the ranch e-mail: cathedralpeakranch@hotmail.com.

Roads and Water Reports: Bob Holden delivered a summary of the tasks accomplished on the ranch roads this year, which included extensive road repairs, installation of four culverts, and spreading 49 loads of gravel. Nik Brewer added that we're planning to install a cattle guard by the highway gate on the north side. Volunteer support for that effort will be most welcome! Mark Minter read the water report, which included various repairs, lowering the head gate at Brushy, clearing the ditch trail from Brushy down to the south side, and successful completion of the five-year inspection of our water system by the Forest Service. ***Rick Gallagher added a special word of thanks to Chub Madden, who allowed us to perform the Brushy head gate work on his property!***

Nominating: Several people who had previously volunteered to serve on the board were either not eligible due to technicalities (being the children of the landowners named on the deeds) or were unable to serve due to current demands on their time. Chairman Rick Gallagher didn't have any additional nominations to convey. Mark Minter said that five directors are up for re-election, but only four can serve because one (John Smith) has decided to retire after decades of dedicated service to the ranch.

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OTHER AGENDA ITEMS:

Lion lease: The lion lease with Jerad Cotton (West Elk Outfitters) will be renewed for the 2022/2023 season. Jerad pays the CPRLA well for the privilege of guiding on or across Cathedral Peak Ranch. Please respect this agreement if you or a guest needs a guide, and use Jerad. His telephone numbers are 970-640-9461 (cell) and 970-921-3029 (home).

Other ranch water issues:

- Terry LeBlanc is writing a water system summary and plan for the ranch. Anyone who has information to contribute about water issues is asked to send your suggestions to Terry LeBlanc.
- Cutting out a ditch trail from the divider box to Brushy is much needed. Jeff Roop previously volunteered his equipment for this work, but we didn't get it done this year. We will try to get that on the list for the 2023 repairs.

ELECTION OF DIRECTORS

Nominations: The terms of Rick Gallagher, Dean DiDario, John Smith, Terry LeBlanc, and Mike Smith (former alternate) were up this year. As mentioned earlier, John Smith is retiring. With five open board positions, and only four candidates, Mark Minter suggested that Ian Fetyko run and he agreed.

Discussion: We then had five candidates and exactly five open positions; no further nominations were offered. It was suggested that we simply have a motion and second to elect those five, and that we vote on that motion. That is what was done, and it passed unanimously.

Proxies submitted: Since every Association member present voted to elect those five candidates, no proxies were needed or used in the voting.

Following the election, the 2021/2022 directors are: Nik Brewer, Bob Holden, Carol Inman, Scott Polson, Rick Gallagher, Dean DiDario, Terry Leblanc, Mike Smith, Mark Minter, and Ian Fetyko (alternate).

ADJOURNMENT: Following the election of board members, a motion was made, seconded, and unanimously passed to adjourn the annual meeting.

A WORD OF THANKS:

The board would like to thank all who participated in the work weekends and accomplished so much for the benefit of the ranch. Landowner participation has been great again this year! If anyone has questions about what happens at these work weekends and how to get involved, please call any board member.

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.

CPRLA Secretary e-mail: cathedralpeakranch@hotmail.com

CPRLA web site: www.cprla.org

Respectfully,

Nik Brewer, President

CPRLA Board of Directors

Carol Inman, Secretary

CPRLA Board of Directors