

CATHEDRAL PEAK RANCH LANDOWNER'S ASSOCIATION

<http://www.cprla.org>

2023 SUMMER MEETING MINUTES

Date: Friday, June 23, 2023

Location: Maher School House

Meeting recording: An audio recording of the meeting is available at
<http://38.87.164.13:8080/Recordings/924459920230623200111.wav>

CALL TO ORDER: Mark Minteer called the meeting to order at 7:00 PM.

ROLL CALL:

Board members present: Ian Fetyko, Carol Inman, Scott Polson, Mark Minteer, Dean DiDario, Mike Smith and Rick Gallagher

Board members attending by teleconferencing: None

Board members absent: Bob Holden, Nik Brewer and Terry LeBlanc

Landowners present: Seven

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, 2023, the gate combination will be. On January 1, 2024 the combo will be changed again.

- Correspondence: None.

- The board expressed its gratitude to Rick and Cindy Gallagher for hosting the June work weekend dinners, and to John and Ginny Krook for hosting the upcoming July work weekend dinners. These folks put a lot of effort into looking after us at the end of work days, as well as proving a place for landowners to gather and catch up with each other. They deserve our heartfelt thanks!

- Language addition for the recent covenants violation and delinquency board resolution: The board has discussed some unanticipated comments we received on the foreclosure clause of the policy. We realized that we should have explicitly written into Paragraph III (11) that, in the extreme and unlikely event of foreclosure, all proceeds in excess of sums owing to the CPRLA, including expenses incurred by the association, will be returned to the landowner. The board pointed out that we have made changes to formalize policies and procedures, and are working on additional procedures. This is to better ensure that the board runs well, fairly, and smoothly going forward even as new board members join and replace previous members. The policy discussed here is part of that effort. The board voted unanimously in favor of adding the proposed language to the referenced section of the board resolution.

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- Annual meeting date: The 2023 annual meeting was set to precede the 2nd rifle season, on Thursday the 26th of October at 7:00 PM, at the Crawford townhall.
- Using nomination and ballot forms: The board has been working on a process that will increase the opportunity of all landowners to directly participate in the processes of nomination and election of board members, possibly increase the number of nominations received, reduce or eliminate the chaos of holding elections during annual meetings, and eliminate the negatives of proxy harvesting/vote harvesting (see definitions below).

Definition of proxy farming/harvesting: when one member solicits proxies from as many other members as possible to try effect a particular outcome in an upcoming vote on a specific issue or election as a result of the many proxies.

Definition of vote harvesting: when 1 or more landowners attempt to coordinate (collude) with other landowners to vote in a specific manner to affect the outcome of the vote toward their own self interests.

This is not the same as campaigning for a specific point of view or candidate, and then allowing individuals to vote their conscience. This is an attempt to get others to communicate together during the voting process to vote a certain way. Both of the above actions cheat the honesty and ethics of voting.

Please review and use the resulting Nomination Form, enclosed with these minutes.

- Building and Grounds Committee update: Chairman Mike Smith offered a detailed summary of the progress on the Covenants violations and building projects that he summarized in the May special meeting. At this meeting he delivered a seventeen-point update on all of the issues, and anyone who wants to see that detail should request a copy from Mike. Note that he has written, and the board has reviewed, a "Realtor and New Landowner Information Sheet" and a "Building Information Form," both of which are now posted on the web site. We have also adopted a description of roles and responsibilities for the building and grounds committee, which will be the first of several such documents to outline the roles and responsibilities for the various committees.

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

A FEW WORDS OF THANKS: The board would also like to thank all who participated in the first work weekend, and those who will participate in July.

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