

CATHEDRAL PEAK RANCH LANDOWNER'S ASSOCIATION

<http://www.cprla.org>

2023 ANNUAL MEETING MINUTES

Date: Thursday, October 26, 2023

Location: Crawford Community Hall

CALL TO ORDER: Mark Minter called the meeting to order at 7:00 PM. A recording of the annual meeting is available at [924459920231026195832.wav](https://www.cprla.org/recordings/924459920231026195832.wav).

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

ROLL CALL:

Board members present in person: Bob Holden, Scott Polson, Mark Minter, Carol Inman, Dean DiDario, Rick Gallagher, Mike Smith

Board member present via teleconference: None

Board members absent: Ian Fetyko, Nik Brewer, and Terry LeBlanc

Association members present: 24 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.

Carol previously 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

2021 TREASURER'S REPORT: Treasurer Scott Polson prepared a complete report showing 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 2022-2023 are also available from Scott Polson (970-921-3026) upon request. Scott said that \$3,900 were received by the ranch from landowners in donations this past fiscal year.

The fees paid to the ranch lawyer were brought up by two landowners. These issues were explained in detail in previous reports to the landowners but were explained at the meeting. If questions remain, please contact the board.

2023-2024 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 2023-2024 budget.

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

Building and Grounds Report: Chairman Mike Smith delivered the report, describing active construction permits on the ranch. Mike added that the form for new construction has been revised and is available on the web site. The process is changed from one of "approval" to an information sharing situation. Also, the roles and responsibilities of the building and grounds committee members have been formally defined in a procedure that was written by Mike and adopted by the board.

Roads and Water Reports: Chairman Mark Minter began the road report by reminding landowners that we'd love to hear from anyone who knows of a trouble spot that we've missed. He delivered a summary of the tasks accomplished on the ranch roads this year, which included road repairs and spreading 43 loads of gravel. He pointed out that Jeff Roop donated the labor and equipment to repair the drainage down Deadwood Trail from Doc's Pond Trail almost down to Fairweather Trail. Thank you, Jeff! Finally, Mark pointed out that any help pulling bar ditches would be extremely valuable and very much appreciated. Additionally, Rick Gallagher added that in some cases folks have left tire chains on and run on the dry roads, causing damage, and asked that folks not do that. He also asked that we remind folks not to drive in ruts should they develop; this only makes them worse.

Update: It rained for 24 hours straight leading up to and through opening day of 2nd season, followed immediately by 12 hours of steady snow through that night and the next day. Normal landowner travel, plus the pressure from hunting traffic, pushed all the new gravel down into the roads in many places. The bad news: You'll get a little muddy driving the ranch when it's wet. The good news: The lost gravel, and the gravel from previous years, is still there and you won't sink.

Mark also read the water report, which included a gleeful description of having adequate water this year for the first time in recent memory! We were able to bring water down on the ranch clear to October, irrigate through Cook's marked fields twice, fill the stock ponds on the south side in both the spring and the fall, and keep sufficient flow to Doc's Pond to keep it healthy. (John Smith, Bob Holden, and Mark Minter had donated fish to re-stock Doc's Pond in

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2022 and 2023.) Also, Jeff Roop and the Justin Allsion family donated their time to restore the ditch from Victory down to Blue, with amazingly good success.

Judiciary report: Chairman Dean DiDario presented the judiciary report and described the issues for which the board sought legal advice during the year. These included development of procedures for the ranch to comply with recent Colorado laws pertaining to HOAs, the question of ranch responsibility regarding access to lots 96 and 97 through lot 108, modification of the nomination and election processes for board members to increase landowner participation opportunities, and certification of the board member vote tally by the ranch lawyer to maintain ballot secrecy.

LANDOWNER VOTES:

We have had many contractor personnel, and some family members of landowners, who have been running ranch roads at astonishing speeds. This results in washboards on the roads and gravel pushed out of the corners. (Please ask anyone you bring on the ranch to be respectful of our roads.) In response, a 15 MPH speed limit was proposed for the ranch. Several folks preferred a 20 MPH limit, and this was put to the assembled Association members for a vote. The proposal was **approved unanimously**.

The question of formalizing the disposition of funds remaining from annual budget categories was discussed. Until now these funds have simply been moved forward into next year's budget, which the landowners vote to ratify. This year, we'd like to formalize the process and get explicit landowner permission to move remaining funds forward, provided that such funds are a reasonable amount. Bear in mind that the exact amount of remaining funds is specified for landowners each year in the treasurer's report. Also, it was decided to conduct this vote every year to respond to circumstances at the time. The proposal to move such funds forward was **unanimously approved by the Association members**.

The ranch operates on a very small budget. For example, 43 loads of gravel (what we could afford) covers roughly 4,300 yards of road, whereas we have at least 47,500 yards of road on the ranch. Obviously, the gravel doesn't go very far considering the magnitude of the job. A \$25 increase (the maximum annual increase allowed by the Covenants) was proposed; an amount that would buy about five more loads of gravel. John Barnes proposed that the issue be **submitted to the entire Association in a ballot by mail rather than put to a vote at the meeting, and that motion was seconded, so that will be done**.

John Barnes also made a motion to move the annual meetings to 2:00 on a Saturday. We have historically tried to schedule the meetings between two hunting seasons, on Thursday nights so that we don't interfere with hunters who get up very early on Saturday morning. However, the CPW has spread the seasons out somewhat in recent years which may allow open weekends. This issue is could be complicated, so it was decided to **include it on the paper ballot necessitated by the assessment question described in the paragraph directly above**.

ELECTION OF DIRECTORS

Nominations: Nomination forms were sent to every landowner this year, for the first time ever.

Paper ballots specifying the nominees were then submitted to all landowners: Ballots were returned by 56 Members, representing 64 lots—better participation than we ever achieved under the previous system! The certified vote for the 2023/2024 board of directors results in the following Association members being directors: Mandi Brewer, Bob Holden, Carol Inman, Scott Polson, Rick Gallagher, Dean DiDario, Terry Leblanc, Mike Smith, Mark Minter, and Ian Fetyko.

ADJOURNMENT: Following the announcement of the results for 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 again like to thank all who participated in the work weekends and accomplished so much for the benefit of the ranch.

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