

CATHEDRAL PEAK RANCH LANDOWNER'S ASSOCIATION

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2024 SUMMER MEETING MINUTES

Date: Friday, June 21, 2023

Location: Maher School House

Meeting recording: An audio recording of the meeting is available at <http://38.87.164.13:8080/Recordings/924459920240621192902.wav>

CALL TO ORDER: Mandi Brewer called the meeting to order at 6:30 PM.

ROLL CALL:

Board members present: Mandi Brewer, Ian Fetyko, Carol Inman, Scott Polson, Dean DiDario, Mike Smith, Bob Holden, Rick Gallagher, and Mark Minter (Alternate)

Board members attending by teleconferencing: None

Board members absent: Terry LeBlanc

Landowners present: Eight

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

NEW BUSINESS:

Beginning August 1, 2024, the gate combination will be

On January 1, 2025, the combo will be changed again.

- Correspondence: None.
- Annual meeting date: The 2024 annual meeting will be on Saturday the 19th of October at 2:00 PM, at the Crawford town hall. This was voted by the landowners last year; it is a Saturday between hunting seasons.
- Last work weekend is July 20th & 21st.
- Board member seats that are coming up this fall are Scott Polson, Rick Gallagher, and Alternate Mark Minter.

Please review and use the resulting Nomination Form, enclosed with these minutes and return by August 1st.

Last year was the first year that we used the nomination form, we had a lot more participation than prior years on nominating members to serve on the board. We are also able to check the nominated individuals and make sure they want to serve along with the eligibility requirements outlined in the Covenants. Everyone that is nominated and passes this phase will then be added to the ballot for the board election. The only person that will see the ballots that are sent in is the secretary; she tallies the votes and then sends them off to an independent 3rd party for verification.

- Budget Committee update: Chairperson Scott Polson informed the board that all but one landowner has paid this year's assessment. We have implemented the procedures for

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collections with this landowner and have now sent him 3 months' worth of late overdue notices via certified mail, regular mail, and/or email and phone calls. We have had no response to any of these. We will continue to use the procedures that have been set up for this type of issue.

- Building and Grounds Committee update: Chairperson Mike Smith offered a detailed summary of the progress on the Covenants violations and building projects. He summarized that we have activity on twelve different lots that are building, installing septic, or installing solar. We are trying not to take an arbitrary role; we want to help and give pointers but not tell others what to do with their land. We have three lots that have Covenant violations; one is working on it, the other two have trash, junk, an illegal septic tank, etc.

We are working with all of them to get these issues taken care of and cleaned up. Another issue we are having is leaving travel trailers or campers throughout the winter on their lots. The Covenants prohibit leaving campers for more than 180 days or through the winter. As we have investigated it, we find that Montrose County also has this rule. Even if you are hooked to a septic you cannot live in your camper for more than 180 days in one spot under Montrose County regulations. To be actionable, it must also be recorded when you brought it and when you left with it.

Please keep the gate closed. We have had some issues with the north gate not being closed or locked.

Keep in mind the board must enforce the Covenants that are approved and filed. If there are landowners that feel the Covenants are outdated or need to be changed, please bring that issue to the annual meeting so the landowners can vote on it. This is something that must be done by the landowners and not the board. The board does not have the authority to change the Covenants without the landowners' vote.

A landowner has asked for a variance to leave his camper on the ranch all year round to store it since he lives in Crawford and can care for it, and they will be building on their property in the future. The board voted unanimously **NO** to this variance.

We have denied multiple landowners the same request since 2015. It would not be fair to the other landowner that have been denied.

What can we do about landowners that bring in ten or more hunters on the ranch? We are appealing to ALL landowners to be respectful of their fellow landowners and responsible for all your guests to help us to care for the ranch. This also includes hunting camps. Please be respectful of each other--we have a lot of structures on the ranch now and more congestion on the ranch. Also limiting how much our guests are road hunting will help our roads, especially during wet weather.

- Road and Water Committee update: Gravel is pretty much gone from last year's application. We are pulling bar ditches and trying to pull what gravel we can back onto the roads. As always, we need landowners to speak up and let us know about particular trouble spots. They might not be as obvious when the roads are dry and hard.

The road at the top of Bull Gulch needs repair. It is a huge hazard with the bar ditch washed out to being 2-3 feet deep. It will require about four loads of pit run to fill, and dozer work to cut water bars down that hill. The board voted unanimously **YES** on approving this repair with a budget of up to \$5,000. UPDATE: Since the meeting we spoke with Jeff Roop, who gave us material to fill in the ditch for the cost of transportation, and he donated the time on the dozer. the work is now done at about 20% of the projected cost).

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We got into Strawberry by May 15th and turned water from Blue into Strawberry which caused Strawberry to rise at least 18". Strawberry's exit pipe is rotted and needs repair. The headgate also needs to be replaced. The bid to replace the headgate and sleeve the exit pipe is \$9,700. The bid to dig it up, replace, and recompact is just shy of \$16,000. We thought this was our biggest issue before we had seen Victory; the headgate was closed but it was leaking substantially out of the dam itself. The dam part of Victory needs repair, and the bid for that is \$7,500. We do not have enough in the water fund or the emergency fund to do Victory and Strawberry repairs.

The board decided that Victory can wait, but it will be discussed at the annual meeting for landowner consideration in the context of the new budget. We use the water in Strawberry, so that is the priority.

The board unanimously voted to fix the headgate and sleeve Strawberry for the \$9,700 quoted price.

There are about 8, 30' transfer pipes needing to be cut in half and brought back down onto the ranch this year.

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

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,

Mandi Brewer, President
CPRLA Board of Directors

Carol Inman, Secretary
CPRLA Board of Directors