

CATHEDRAL PEAK RANCH LANDOWNER'S ASSOCIATION

<http://www.cprla.org>

2025 SUMMER MEETING MINUTES

Date: Friday, June 20, 2025 **Location:**

Mahe School House

Meeting recording: An audio recording of the meeting is available at

<http://38.87.164.13:8080/Recordings/924459920250620182542.wav>

CALL TO ORDER: Mandi Brewer called the meeting to order at 6:32 PM.

ROLL CALL:

Board members present: Scott Polson, Mark Minter, Ian Fetyko, Mandi Brewer, Mike Smith, Bob Holden, and Rick Gallagher

Board members attending by teleconferencing: Carol Inman

Board members absent: Dean DiDario

Landowners present: eight

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

NEW BUSINESS:

- Gate Combination:

Beginning August 1, 2025, the gate combination will be [REDACTED]. On January 1, 2026 the combo will be changed again.

- Correspondence: We had 2 emails-one from Dave Abbott with agenda suggestions and we will discuss later in the meeting, the other was an email from Mike Neil with some suggestions and concerns that we will be discussed with him and during the meeting.
- We hope that we can close the gap that some have felt with the communication from the board. We always want everyone to know that we welcome suggestions and options on what we are doing as a board. We are here to work for the better of the whole ranch. Our committees have learned that we are needing better communications and discussions.
- The board expresses its gratitude to Bruce Cook for hosting at the last minute the work weekend dinners with Lester and Mindy Workman helping to get it all going. We appreciate everyone that helped make it a success.
- Last Work weekend will be July 19th and 20th.
- **Annual meeting date:** The 2025 annual meeting is set for **Saturday the 11th of October at 2:00 PM**, at the Crawford Town Hall. This was a date suggested by the landowners present at

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the meeting. This will be the second year we are having the annual meeting on a Saturday. Hope to see you there.

- Board member seats up this fall, are Mike Smith, Dean DiDario, and Mark Minter. Nominating forms are included with these meeting minutes. Please return by **Aug 1st**.
- Ballots will be sent out with Candidate Bio Forms so that we can get to know the verified candidates before we cast our ballots.
- HOA Laws and Landowner Privacy prevents the Board from disclosing violators. We get asked often why we don't let landowners know who violators are, but the HOA law prevents us from disclosing this information.
- Landowner suggestion to publish a quarterly newsletter update to be distributed to landowners. Mike Neil volunteered to help but needs quarterly input from board members. The board voted to not go ahead with this. We feel that it puts too much on a landowner and from the landowners present they would like to see emails about important information not so much quarterly items. We also can not give out the landowner's information to send it out, but our secretary could send out a newsletter.
- Landowner Submitted by Dave Abbott to Control of big game hunting. I have a few suggestions to make it better. #A Appoint one of the board members to be a big game CZAR. ***This will just not work. Liability of the board member, we are not the professionals for this*** #B allow the DOW back on the Cathedral Peak Ranch. ***DOW has not been blocked from the ranch, Mandi has spoken with DOW and has invited them on the ranch or to contact a board member or landowner to help them if they are needing anything. They are welcome.*** #C Ban anyone caught violating hunting laws for 2 years for first offense and 5 years for second. Also publish the violators' name and the lot number they are owner or guest of. ***No idea how we would ever do this. Call DOW and they can take care of that. It is in the covenants that they will be banned from hunting.*** #D Put a Bounty of 25 to 50 dollars on coyotes. ***Where does the bounty come from the ranch can't afford this?*** #E When to repair and gravel roads. The roads should be repaired and graveled in the spring as soon as possible. ***We don't usually have good weather to do this till June but then the cows are in and can tear the roads up too, so we try to wait till after July 1st especially for the safety of the truck drivers, cows, and landowners along with gravel trucks getting stuck issues. Pulling bar ditches early that is the best.***
- Budget Committee-(Scott)-
- There was nothing to report. All assessments have been paid.
- Building/Grounds Committee-(Ian)-
- There have not been any new building information forms submitted since last year.

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1. Lot 4 - completed septic with the county. Built a temporary "flushing toilet" outhouse that drains into the approved septic system. They have laid the foundation and are trying to build a dry building, the owner is working out details with Montrose County.
2. Lot 118 - has a permitted pole barn (2018) on their property and building materials are still at the site to finish off the barn. The Permit is dormant.
3. Lot 108 – no progress on site cleanup
4. Lot 107 - has completed the site cleanup
5. Lot 61 - construction of the building is still underway and there are no known issues.
6. Lot 60 - Still in process
7. Lot 36 - construction of the garage structure is mostly complete.

The Building and Grounds Committee would like to thank all of the landowners for their participation in complying with the Protective Covenants.

Reminder: Except for BLM land, it is unlawful to camp on any land that is not your own without explicit permission of the landowner.

- **Road/Water Committee-(Mike)-**
- The power line road was graded to remove the bad wash board condition. Landowners and their guests or contractors need to slow down, drive in 4WD while on the ranch to reduce slippage that contributes to wash boarding.
- Holes and bad spots were filled at the highway's North entrance.
- Quotes were received for gravel and hauling. It was determined to use Best Sand and Gravel from Delta as they provide the best value for the ranch.
- Various road repairs, filling potholes, pulling bar ditch, grading, and culvert work was done by **Mark Minter, Mike Smith, Bob Holden**. More are planned for work weekend.
- **Mike Neil and Mike Smith** repaired the North gate. Thanks to **Mike Neil** for the hinges and welding services.
- **Mark Minter and Lester Workman** have begun spraying willows and thistles around the ranch.
- **Jeff Roop crew and Mark Minter** repaired the leaking pipe (headgate) and broken vent pipe at Strawberry. The leak was monitored and appears to be fixed as of now.
- Water was drained from Strawberry to refill Brush Lake
- Water was brought down to the south side from Brush Lake filling the ponds on the south side, irrigating fields by Cooks. Filling ponds by BLM land/Ray Smith and LeBlanc's. Brush Lake has been refilled as of 6-16 for use again after cows leave in July.
- No water was available from Blue Lake as the valve was found to be in the open position all winter. The lock was also not with the chain. The valve has been closed and lock and chain replaced.
- Forest ditch clearing was started by **Rick Gallagher and Terry LeBlanc** with removal of several downed trees along the ditch between Blue and Victory. More activity is planned for the work weekend. **We owe a huge debt of gratitude to the landowners who pitched in for their many contributions!**

-Judiciary Committee-(Mandi)-Nothing to report.

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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.

CPRLA Secretary e-mail: cathedralpeakranch@hotmail.com

CPRLA web site: www.cprla.org

Respectfully,

Mandi Brewer, President

Carol Inman, Secretary

CPRLA Board of Directors

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