

CATHEDRAL PEAK RANCH LANDOWNER'S ASSOCIATION

<http://www.cprla.org>

2025 ANNUAL MEETING MINUTES

Date/Time: Saturday, October 11, 2025 at 2:00 PM

Location: Crawford Community Hall

CALL TO ORDER: Board President Mandi Brewer called the meeting to order.

ROLL CALL:

Board members present in person: Mandi Brewer, Carol Inman, Rick Gallagher, and Mark Minter

Board member present via teleconference: Mike Smith, Ian Fetyko, and Scott Polson

Board members absent: Dean DiDario and Bob Holden

Association members present: Only 7 other landowners were present at the roll call

Proxies received: Due to the balloting process, no proxies were sent out or received this year.

QUORUM QUESTION:

The bylaws paragraph 4.5.1 addresses a quorum for election of directors, but that election had already been accomplished via ballot. Even without a quorum in the context of an election being applicable, we chose to follow the Bylaws which state that another meeting MAY be scheduled by vote of those present, but must be held within 30 days. While the election provision was not relevant, all landowners present, including all directors, voted to proceed with the meeting due to the logistical difficulties in rescheduling within 30 days.

ANNUAL MEETING ATTENDANCE: The ranch has historically held the annual meetings on a Thursday evening between the first and second rifle seasons, so that folks who work weekdays can attend and some hunters from the two seasons will also be able to attend. The board has responded to complaints regarding the day of the week and/or time of day set for the meeting, including a ballot sent to the landowners on the topic after the last annual, and moved the meetings accordingly. However, attendance has continued to decline and reached a record low in this meeting. We will offer the landowners an opportunity in the near future to return to the previous annual meeting schedule in order to increase in-person landowner participation.

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 reported that she received a suggestion regarding electronic landowner participation in the annual meeting. The board will consider the feasibility of that suggestion separately.

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A Landowner Reminder: The Hart Ranch 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

COMMITTEE REPORTS AND AGENDA ITEMS

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

Budget Committee/Treasurer's Report

The budget committee prepared a report showing the ranch's actual income and expenditures, as well as a proposed budget for FY 2025-2026, and that report was sent to the entire Association via e-mail prior to the annual meeting. The CPRLA financial "actuals" for the fiscal year 2024-2025 are also available from Treasurer Scott Polson (970-921-3026) upon request. The proposed FY 2025-2026 budget was discussed and the Association members unanimously approved it.

Building and Grounds Report: Committee Chairman Ian Fetyko delivered the report. In summary, site cleanups were completed on two lots (107 and 108), and construction continues on four others. No new active construction permits have been reported to the committee via the newly streamlined form (available on the CPRLA web site).

Roads and Water Reports: The road and water reports were read by Mark Minter on behalf of Mike Smith.

To summarize the Road work accomplished: We obtained quotes for gravel and hauling, and selected Best Sand and Gravel out of Delta as the best overall value. Over 957 tons of gravel were subsequently spread on the roads. Various road repairs, including filling potholes, pulling bar ditches, and grading, were done with equipment and labor contributed by Mark Minter, Mike Smith, Bob Holden, Lester Workman, John Morrison, John Barnes, and Dave Abbott, as well as work weekend help provided by other landowners. The north gate was also repaired with materials and welding provided by Mike Neil. A huge thank you to everyone who donated time and/or equipment this year.

To summarize the water work accomplished:

The head gate pipe sleeve work was completed by Jeff Roop and his crew, including some final repairs done this spring. The small ponds on the ranch were all filled before Stirrup Bar turned the cows out on June 1. The upper pond on the south side and the one on Deadwood Trail were refilled using the last of the water from Brushy in the late summer, which required several days of labor provided by landowners. Note: Any water that accumulated in the ponds down Alkali did not result from us running water down Alkali late in the year; any accumulation there resulted from rainfall or was spring fed. The ditches in the national forest were also cleared with the help of several landowners. Again, our thanks to everyone who donated time and/or equipment this year.

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A note on motor vehicle speed:

Excessive speed and failure to use 4WD continue to be issues, resulting in washboard formation and pushing the gravel out in the corners. Please ask family members, guests, and contractors to use 4WD while on the ranch, and to observe the advisory limits of 15 mph for highway vehicles and 20 mph for OHVs.

Judiciary report: Mandi Reported that legal support was sought earlier in the year to address Covenants violations, and again late in the year to address assertions of trespassing discussed below under New Business and in the agenda.

NEW BUSINESS:

Trespassing Issues

We have again had issues with landowners claiming people are trespassing on their land, in one case when "offending" landowners were actually standing on a platted road. As discussed in the agenda that was circulated to all landowners, the Covenants allow for all landowners to be anywhere on the ranch provided they do no harm, and the platted roads are for the use of all landowners as they wish. Please review the meeting agenda document and/or the Covenants for greater detail on these points.

Proposed road repairs (covered in the approved budget)

Restoring the bar ditches and water bars up Deep Gulch Trail is planned, as well as repair of the top half of Doc's Pond Trail above Doc's Pond itself. The landowners present at the meeting supported the proposed repairs.

Camp trailer removal

The board recently drafted and passed a resolution to clarify the Covenants requirement for removal of camp trailers prior to inclement winter weather. The dates specified in the resolution were removal no later than the 4th Monday in November, and return no earlier than the 1st day of May. Note: A proposed Covenants change on this topic, which will require affirmative votes comprising a majority of the voting lots on the ranch, was submitted last year but has not yet been addressed.

Access limited to landowners and their guests

The board received an as yet unconfirmed report that a landowner gave the gate combination to unrelated, out-of-state hunters so that they could cross the ranch to access the national forest rather than coming in from Crystal. Landowners should be aware that this violates the requirements of the Covenants.

Gate combination

The new gate combination, effective January 1, 2026, will be [REDACTED]

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ELECTION OF DIRECTORS

Nominations: Nomination forms were sent to every landowner again this year. Eleven nominations were received; however, when Mandi Brewer (Board President) called each nominee, she found that only three were able and willing to serve.

Paper ballots specifying the nominees were then submitted to all landowners: There were three open board positions and only three viable nominees. Even so, ballots were returned by 23 members representing 31 lots. The newly elected members are Mira Dessy, Andy Tackett, and Mark Minter. A full board member list will be posted on the CPRLA web site in due course.

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. If anyone has questions about what happens at these work weekends or 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.

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