

BAKERS PEAK LANDOWNER ASSOCIATION, INC

2105 ANNUAL MEETING REPORT

Saturday, July 4, 2015

John Van Dyk brought the meeting to order at 3:15 pm on Saturday, July 4, 2105. Dr. Bob and Evangeline Bridge were thanked for again hosting the meeting and roasting the pig. Also, Linda and Victor Szepe were thanked for providing the beverages.

A good-sized group of landowners attended the meeting; others arrived later to enjoy the pig roast. Those attending the meeting introduced themselves and provided lot numbers.

Old Business: Attendees waived the reading of the Minutes for 2014; Jere Allen moved the minutes be accepted; Kari Holle seconded. The minutes were approved by a show of hands.

Fence Report: Kent Holle, Chairperson.

Since the mountain had less snow this year, necessary fence repairs were fewer than previous years. Very needed repairs were critical on the top fence lines. Some repairs were not made because there is not access to some tracts. Kent estimates that repairs require 60 – 80 man-hours per season; repairs this year required closer to 60 man-hours. Kent did spend some hours clearing sage and scrub oak growth from the fence lines.

Kent also reviewed the cattle lease. He understands that the fence should be in repaired condition on May 1 when the cattle can be brought into the property. In addition, BPLA should expect that the fence be returned in fixed condition at the end of the cattle lease on September 15. Thus, the owner of the cattle should repair damage done during the grazing period. Since weather often hampers the mending of fences by May 1, Kent tries to get fences mended as early as possible. Inspections of the fence line in September will help to identify needs for repair in the spring.

Ron Hildebrandt questioned the use of herbicides to reduce plant growth that impedes fence repair. Discussion followed but no plan for spraying was decided.

Cattle Report: Dave Heide, Chairperson

We have the same lease as last year; however, we have fewer cattle on the mountain at this time. The check is in the bank.

New landowners should check with the Moffat County regarding property tax status as agricultural rather than residential. A signature on our cattle lease is necessary to maintain agricultural status. Status might be confirmed by a phone call to Moffat County.

Road Report: Dave Fink, Chairperson

After last year, \$23,000 was allocated for road repair; The Association set aside \$5,000 for reserve plus the annual allotment for rental of BLM land for the First Creek access. Thus, the balance from last year was designated for road repair this summer.

Dave reported that he expected to spend \$26,000 this year unless monies needed to be allocated for additional fence repairs. At the time of the meeting, roads had been graded, six loads of pit run rock were delivered to the east side, ten loads were delivered to the west side. The smaller truck would distribute these loads. Some areas have the tops of large boulders protruding, and pit run will fill in around those mounds as much as possible.

Roger Davis has compiled a three-page list of priorities for roadwork.

Dave is not to be called when roads around landowner's property have loose rocks after grading; landowners are asked to move rocks as necessary.

Don Grooms praised the increased drainage bars; however, he questioned if more of the rock pushed aside during grading could be brought back onto the road. In addition, he questioned why we were not putting down gravel instead of pit run. Budget constraints do not permit changes to current roadwork plan.

Treasurer's Report: Karin Perry was substituting for Marlene Aldrich

The officers did not easily understand the treasurer's report. A detailed report will amend these minutes. A move was made to accept the budget as understood; the motion was seconded and the report approved by hand raising.

Propane and Gasoline Delivery: Cliff Davis reported an approximate gallon cost for Farrellgas Company delivery in August. A list of landowners who desire delivery has been compiled. Landowners who do not yet have an account with Farrellgas need to contact them to arrange delivery. Amerigas in Craig has declined to deliver to Baker Peak. At this time, Perkins is delivering non-ethanol regular gasoline; landowners need to contact Perkins to arrange delivery.

Cliff noted the need for Baker Peak Properties signs to be placed at access roads. Three signs will be made; Cliff will take responsibility for installation of those signs to guide delivery drivers.

Replace the position of Secretary/Treasurer. Marlene Aldrich has resigned her position. Frank Allen has volunteered to take the position.

Bill Rapp promoted a CD/book that has Baker Peak as the setting: Jim Satterfield is the author of the book/CD ***Saving Laura*** which can be purchased at Amazon.com for about \$12.00 Jim and wife Gloria are soon to be Baker's Peak property owners again.

John Van Dyk closed the meeting with the following reminders:

- Respect the property of others during hunting season. Permissions to hunt properties other than one's own need to be gained.

- When it is muddy, put chains on vehicle tires.

2016 Meeting: Date: and time Sunday July 3rd at 3:00 PM. Cliff and Donna Davis (Tract 91) will host the BPLA meeting and picnic for 2016; Linda and Victor Szepe volunteer to get beverages again. Thank you.

Respectfully submitted by Karin Perry

Amendment to the Minutes: Treasurer's Report