

# **Baker's Peak Landowners Association Annual Meeting Minutes**

**Sunday, July 3, 2016**

Don and Connie Grooms #49 hosted the meeting and picnic.

The meeting was called to order by Walt Basham at 3:05 p.m. Introductions followed.

Old Business:

It was moved to ratify the minutes from the 2015 meeting. Karin Perry moved, it was seconded and passed.

Dave Fink, Road chairman, resigned effectively immediately. Don Grooms nominated Roger Davis for the position. It was seconded and approved.

Fence report: Kent reported that there is damage to fences especially the North fence. If we do not fix the fences, we will have cattle anyway.

Cattle report: Bob Bridge was not present. The rancher Shiner pulled the cattle off the mountain as both parties canceled the lease agreeably. Eleven cattle are still loose and the rancher is looking for them. If anyone sees them, let us know.

Treasurer report: see attached report.

The By Laws were passed out. Discussion followed on whether or not members who do NOT pay dues can vote on issues at hand. Doug Dickerson spoke about the logistics of coming to meetings on July 4. He has created a website for all to participate in. The address is:

[www.bakers-peak.org](http://www.bakers-peak.org)

There are links to a blog and a forum in which anyone can talk. Some topics for discussion are the pending lawsuit, money to pay for lawsuit, upkeep of roads and fences, how to pay for them. You can go to the site and register and get on it. Doug encouraged everyone to get on it and talk to each other.

Don Grooms also moved we change the by laws to everyone being able to vote, not just those who paid dues. There can be an end time to vote on the website. A majority would be those who respond.

There was a motion to allow everyone to vote. Discussion included objections as to why people who don't pay should be able to vote on important issues.

After much discussion it was moved and seconded to approve the by laws as written. Motion passed.

A committee was formed to work on the By Laws to reflect our new technology, i.e. the website.

Send comments to the website for committee to see. Karin Perry, Cindy and Gery Keel, and Doug Dickerson volunteered to work on this.

The meeting took a short break to move outside.

New Business:

Jerry Vargo introduced Kathie Riley, an attorney. Walt explained the impending lawsuit against BPLOA from Wilke Dudden,

Kathie spoke about the lawsuit explaining that it is injunctive, that is they want to stop BPLOA from grazing the land. Damages could amount up to \$100,000. Her question was: "What do you want to do?" Much discussion followed.

Regarding Colorado being a "fence out" state, Kathie said proper managing by the rancher and landowners could easily solve this. Her suggestion was to get people with expertise to analyze the situation and then go to mediation, which is much less expensive than litigation. There are people who can mediate to resolve this. The court decides if we go to mediation.

The cost of an expert could be \$5,000 or less. The mediation cost: Judicial Arbitration Group (JAB) is around \$500 an hour. Retired judges are less expensive to hire for mediation. She suggested Judge O'Hara from Steamboat.

More discussion followed regarding changing the venue from Jefferson County to Moffatt County. A motion was made and passed to do this.

Kent spoke regarding cattle chairman, Bob Bridge. The Colorado Cattlemen's Assn. (CCA) has a man, Floyd Reed who says we are both wrong. The Rancher is in breach of contract because of not moving cattle around enough in recent years. Kent suggested we hire Floyd and pay him to ride and analyze the property. Mr. Reed would like someone to donate a horse for this. He would then put on a day-long seminar, open to all parties on both sides of the lawsuit, on managing cattle in Denver. That way we can keep control of noxious weeds and our water table.

Carolyn Rapp moved to hire this expert, seconded by Kent, Motion passed.

Walt then asked if anyone did NOT want cattle under any circumstances. There was no response. Walt asked for people to make a pledge to help pay legal expenses and see Frank Allen about the amounts.

There was a motion to hire Kathy as our attorney. The cost would be \$3,000 down and then \$200 per hour. The motion passed. It was also decided to get the CCA to ride the property. Kent said he would check out the CCA man before hiring him.

Volunteers were called for to help fix fences and roads. Roger Davis, new road chairman, would organize this. Walt thanked Dave Fink for his many years of service.

Other Business:

There was a question of hunting properties without written permission of landowners. It was suggested to use the website. Doug volunteered to put a link on the website to use for asking permission to hunt property.

People were reminded to pay their donation fee for this year, and to see Frank about pledges for the lawsuit.

The meeting adjourned at 5:30 p.m.

Next year's meeting/picnic will be at #84, hosted by Ed and Janet Pattison. We still need someone to volunteer to get the drinks for the picnic.

Respectfully submitted,

Jere Allen, Secretary BPLOA