

Baker's Peak Landowners Meeting

Sunday, March 11, 2018

2:00 p.m.

Willow Creek I Clubhouse

Minutes

Walt Basham, President called the meeting to order at 2:05 p.m. Thanked all for attending. There were 31 people there.

Frank Allen was asked to explain the settlement agreement from the lawsuit. The agreement was mailed out to all landowners last November with explanation from our attorney. The settlement is binding and the lawsuit was dismissed with prejudice.

Baker's Peak will NOT have livestock in 2018 due to infrastructure; not enough water, fences and grazing to support them. Insurance is over \$9,000 per year and we were unable to obtain a bond.

Harry Fergusen will maintain the website. The question was asked, "how do we move forward?" Roy Roarth, an independent Land Manager introduced himself and gave a synopsis of his background. He was present at our mediation last July. His feeling is that grazing in the past was not monitored correctly and improved management is needed. There needs to be a new approach. Mainly with investments in water sources, fences, and seasons of use for the grazing. There are a variety of tools that can be used to meet the needs of the owners, the land, the wildlife and fire management. Roy feels that grazing is feasible but NOT if most people fence out their property and water sources. He suggested some ways we can develop water sources with springs and troughs. Roy felt that with everyone participating in the projects, we could have about 75% of the land for grazing.

Harry asked about grazing other livestock besides cattle. The issue would be to find some ranchers who are agreeable to this.

More discussion followed regarding fences and maintenance. Roy is agreeable to develop a plan and a budget for all of this to be voted on at the annual meeting/picnic in June. (Saturday, June 30, 2018) at 3:00 p.m.

What will happen if we do nothing? Roy said the accumulation of old dead

material will be detrimental to our wildlife population, elk, deer will relocate themselves and leave. There will also be extreme fire danger.

Bill Rapp asked the cost this program, fences, springs, etc. and Walt addressed the idea of raising dues.

Some of the attendees were making very negative comments regarding the board and the absence of communication. Roy felt that we have a lack of trust between the board and some members. His motto is "people support what they help creat and contribute."

It was decided to put some numbers together for a budget for this management plan.

The annual letter and dues request will be mailed out by the end of March. Jere asked people to review the proposed ByLaws and give suggestions to Karin Perry or Jere.

We will have a field trip before the meeting and picnic the same day.

Cliff Davis, lot 91 is hosting this year.

The meeting adjourned at 4:45 p.m.