

Baker's Peak Landowners Association
Annual Meeting
June 30, 2018

The meeting was called to order at 3:15 p.m. Cliff and Donna Davis hosted the meeting and picnic. President Walt Basham thanked Roy Roath for the field trip on Allen's property, tract 18.

It was very informative and Roy will send a report of what was identified and some books people can read if they so choose.

Jere Allen read last year's minutes. They were approved as read.

Frank Allen gave the Treasurer's report which was passed out at the meeting. See attachment. There was a motion to approve and second. It was unanimously accepted.

REPORTS:

Kent Holle gave the fence report. There were 65 head of cattle on the property which belonged to a rancher. He came up and put up fences on Memorial Day. Fences need work. If anyone sees fence damage let Kent know. Supplies are needed also.

Walt Basham gave the road report which Roger had sent. Roger Davis was not present due to reunion. The roads that needed grading were done in early June. Cost was \$4,480 for the grader and \$625 for transporting personnel and grader to and from the Peak for total of \$5,025.

Roads graded were: Aunt Rose's Lane from junction of Monk Hill to Aunt Rose's cabin. Monk Hill to Hagerman's Junction. Hagerman's Junction to Metcalf Junction. All of Jackrabbit Creek area from Metcalf Junction to Tract 60. Also Maple Springs Road. Two areas on East loop: Farmer's Bog to tract 54 and from Cliff Davis' up past Dudden's. Very little was done (or needed) on East loop or far west loop.

OLD BUSINESS:

Walt reported there will be no grazing this year at all. We need volunteers to take down and put up fences each year. Walt will pick some dates for this in Early October and as early as possible in the Spring. They will be posted on the website or emailed. Karen asked about hiring this done. Kent said \$3,000 plus to hire.

It was asked about money for the First Creek easement. It is due in 2022. We will be watching for an invoice and make sure the money is there.

NEW BUSINESS:

Walt called for discussion on alternate ways to raise \$\$ for roads and fences. It was proposed that we raise our donation amount. Some discussion followed. It was moved that we raise amount to \$400 for each property owner and have NO LIVESTOCK. Cliff seconded. Discussion arose and Roy spoke on fire risk, vegetation management, and how the probability of fire and reduced elk and deer goes up with each year of no livestock.

Karen said to take an average of dues paying folks for the last few years. *

The motion was tabled and it was moved to raise donation amount to \$300 / year / owner.

Discussion included getting an updated list from Moffat County of new owners so they can be in on all the mailings, e-mails, etc.

Frank pointed out it would take about \$52,000 to segregate the Peak to manage cattle. Part of this could be done by volunteers which would reduce the cost.

Roy reported and made comments that it would not be as expensive in subsequent years. He recommends that we consider grazing sheep on a trial basis. No additional fencing would be needed. Sheep would be fewer in number and be on the Peak a shorter amount of time than cattle. The vegetation would recover more quickly.

Regarding raising the donation fees:

If we do nothing, more ground fuels would accumulate and the danger of fire would be more intense and greater. Because wildlife graze in the spring, the vegetation would re-grow and be of better quality in the fall. The needs of the wildlife would be better met. Sheep are better than cattle for this.

A mailing will be sent per the settlement agreement for a pilot program with sheep for 2019.

It was asked about the probability that we can get a lease from a sheep rancher....Roy has talked to ranchers. They'll need adequate water and a place to go. They will be managed at all times by a shepherd. The front end cost for sheep would require 10 spots for water. They could get up here by May 20 and be gone by June 20. The revenue would be about \$4500.00

The rancher would require a minimum 3 year pilot with a 5 year extension. There would be 1000 ewes and lambs. Roy said Baker's Peak is better fit for sheep than cattle. There was a motion to send out a ballot soon for this possibility for sheep. It was seconded and approved by a majority.

The new revised Constitution has been on the website. Karen Perry talked about the changes. She and her committee worked hard on this and talked to several other Landowner's Associations and groups. It was moved and seconded to approve the revised Constitution and it passed unanimously.

The next meeting is Saturday, July 6, 2019 at Don Grooms/Roger Davis property, Tract 49.

Victor and Linda Szepe volunteered to bring drinks.

The meeting was adjourned at 5:00 p.m.

Submitted by:

Jere Allen

*Jere did a count for the past few years of donations. The average is approximately 30% of landowners pay dues each year.