

Baker's Peak Landowners Association
Annual Meeting Minutes
September 5, 2021
Tract 47, 254 East Loop
Hosts: Linda and Victor Szepe

Kent Holle, Fence Chairperson, called the meeting to order at 3:20 pm. Roger Davis, Road Chairperson, and Karin Perry, Secretary/Treasurer, were present to represent the Board.

Kent voiced appreciation to those who help with community tasks: Doug Dickerson: maintaining website; Jerry Vargo: filing Articles of Incorporation with Secretary of State office; Cliff Davis: smoking the brisket for the picnic; Linda and Victor Szepe: hosting the meeting and picnic; Morgan Grooms and Mike: setting up canopies and tables.

Kent led introductions of those attending the meeting. Approximately 45 people attended the meeting.

The minutes for the annual meeting of 2019 were approved without objection. The 2020 meeting was canceled due to Covid concerns.

Copies of the financial report were available for review; the report was approved without objection. The bank balance on September 5 was \$39,323 with the expectation of further fencing and road bills to be submitted for payment. The lease for renewal of the First Creek access has been submitted to State of Colorado Land Commission; lease dates of June 2022 – June 2027. BLM section will be renewed in 2031. Thirty-six owners made donations; 42% of owners support the expenses of the Baker Peak community.

In addition, copies of the landowners' roster were available. Maps with owner names and tract numbers were also available. Digital copies of documents are available by contacting Karin Perry: kraeperry@gmail.com.

Roger Davis presented the report on the roads. Since we had a mild, dry winter, road maintenance consisted of grading with pit run spreading in September. The road report was approved without objection. We thank Roger for his attention to picking up trash, weed mitigation at First Creek access, trimming branches and cutting fallen trees from the roads.

Kent Holle reported on fencing projects. Cooperation with adjoining ranchers Grieves and Bridges resulted in major progress in fencing replacement along the ½ mile from the northwest corner of Tract 22 to the lower north gate on Tract 60. Since labor in the valley is in short supply, Baker Peak owners rallied for a successful few days of building a new fence. The Association provided lunch on July 24; owners had the chance to make new friends. Owners who participated: Kent and Kerry Holle, Roger and Linda Davis, Ron and Janet Hildebrandt, Steve and Peg Friedrichs, Matt and Megan McNew, Dan and Maureen Manson, Doug Dickerson, Walt Basham, Brett Miller and grandson Gavin, Fred Hein, Rick Prudlo, Cliff Davis, three friends of Van Dyk. Van Dyk and Hildebrandt provided equipment that greatly eased the tasks. Ranchers will cooperate with labor for winter laydown and spring put up chores. The Association will cooperate with Peak Properties for 50% of fencing costs for another portion of critical fencing. Further fence work will be

scheduled for next spring. Since fencing was in disrepair before July 24, cattle crossed into our land; ranchers were routinely asked to move out the cattle. Now that fencing is getting repaired, we should have minimal trespassing livestock next summer. Kent's diligence to the tasks amid many frustrations is appreciated. The fencing report was approved without objection.

Questions were asked about outfitting during hunting seasons. Outfitting is not legal. Owners may only hunt on their tracts unless permission is granted to hunt other tracts. We advise that permission be granted in writing/saved email confirming names, tract numbers, and dates for permission.

Owners discussed the issue of number of structures per tract. Bill Rapp gave clarification on the issue.

Owners discussed the bear and mountain lion populations, which appear to be larger than previous years. A motion was made and approved without objection to allow rancher Grieves to cross our fence line only when actively tracking lions that have passed fence lines into our tracts.

The terms of service for all board members have expired. After discussion and without a nomination, the position of president is left vacant. Fred Hein was nominated by Carolyn Rapp and seconded by Judy Hughes for Fence Chairperson; Fred was elected without objection. Victor Szepe volunteered for Road Chairperson and was elected without objection. Karin Perry was nominated and elected without objection to serve another term as secretary/treasurer.

Discussion about the date for next year's meeting resulted in confirming that Labor Day weekend is preferred over the July 4th weekend. The 2022 meeting will be Sunday, September 4 at 3:00 pm. Szepe's have volunteered to host again.

The meeting was adjourned at 4:15 pm.

Respectfully submitted
Karin Perry, Secretary/Treasurer

Landowner roster, map, and financial spreadsheet: available by request to Karin Perry. Minutes of meetings and other reports are posted on the website: bakers-peak.org