

Baker's Peak Landowners Association

Annual Meeting Minutes, September 4, 2022. Respectfully submitted by Karin Perry
Tract 47, 254 East Loop, Hosts: Linda and Victor Szepe

Victor Szepe, Road Chairperson, called the meeting to order at 3:10 pm. Fred Hein, Fence Chairperson, and Karin Perry, Secretary/Treasurer, were present to represent the Board. Special guest, Todd Wheeler, Emergency Manager, Deputy Moffat County Sheriff, attended the meeting to address fire response concerns and hunting rules.

Landowners and guests introduced themselves. Approximately 56 persons were present for the meeting. More family members and guests joined the grouping for the picnic.

Minutes of the Annual Meeting for 2021 were not read by request of the audience. Dan Manson motioned that the minutes be approved; Mark Krom seconded; minutes were approved by unanimous consent.

Copies of the financial report for the past year were reviewed. Expenses for the year exceeded income from donations because several projects had been deferred for the past two years. Donations were banked for two years to cover costs for projects completed this year. Road and fencing costs totaled \$22,010. Forty two percent of landowners submitted donations equaling \$11,300. The bank balance on September 4, 2022, was \$28,612.85 with a few bills still pending. Dan Manson motioned that the financial report be approved; Mark Krom seconded; the financial report was approved by unanimous consent. In addition, the rental of state land for First Creek Access was paid, August 2021, and thus, did not appear on the 2022 financial report.

Victor Szepe presented the report on the roads. Several landowners were thanked for helping to cut brush and trees along the roads. Most roads were graded and some areas were graded twice because of heavy June rains. Landowners should chain up when roads are wet to maintain the grading that is done in June. Landowners are requested to monitor and cut brush along the common roads near their property. Removing larger rocks from the road would be appreciated, too. Victor welcomes recommendations for areas that need rock application, culvert cleaning or replacement. Owners are reminded that we must mitigate for invasive weeds in the stretch of the First Creek access; no vehicle or trailer parking is allowed according to our agreement with the State of Colorado. The road report was accepted by unanimous consent.

Fred Hein reported on the fencing projects. Many landowners gathered the weekend of July 16 to continue the rebuilding of the north fence line with new posts and 4 strand wire. Rancher Shiner gave permission for access for heavy equipment to clear the fence line which greatly facilitated the project. In addition to the group effort, David Schmidt, Doug Dickerson, and Don Fink have monitored and fixed other areas of fencing. Don Fink has donated a wider gate at the First Creek access. It is locked and Don will provide the code should anyone want to use the wider gate. Participants in the fencing weekend enjoyed a shrimp boil organized by Ron and Janet Hildebrandt and Fred and Cassie Hein and hosted by Rick and Kathy Prudlo. Next year, Fred plans another weekend of fencing work with specific teams assigned to areas needing attention. The fencing report was accepted by unanimous consent.

Jacque Potter Chomiak started the discussion on hunting protocol by reading a letter from her brother Randy Potter, Tracts 52, 53, 90. A copy is attached. Randy's concerns

emphasize the need for stronger adherence to honoring properties: hunters and their guests hunt only on their own land unless permission of another owner is granted in writing; owners must accompany guests. Properties do not require "No Hunting" signs to be deemed no hunting. With use of GPS, hunters can be aware of property lines.

Todd Wheeler graciously agreed to attend our annual meeting to explain Baker Peak's status in fire response. His presentation was quite informative. Key points are listed here.

- Call 911 when emergency response is needed. Longitude and latitude, type of fire, contents of structure, size of structure should be provided to the dispatcher.
- Baker Peak is not within a fire protection district.
- The Moffat fire crew consists of 12 members who receive yearly training to federal standards. BLM, US Forest Service, and Park Services coordinate when needed. In addition, Todd can call on Baggs Fire and Carbon County Fire for additional resources, but landowners may incur the costs of those services. Wyoming is only a support function to Moffat responses.
- When we request service, ingress, egress, and water supplies are considered. Our current roads do not provide safe access for large emergency vehicles.
- Landowners are encouraged to sign up for Moffat Alerts, provided by Everbridge. Moffat Alerts will provide directions for evacuation and emergency personnel will cut gate locks as needed. <https://member.everbridge.net/819965091381281/login>
- As an association we can apply for grants to improve ingress and egress routes; in addition, we need to provide turnouts so exiting landowners do not block incoming emergency vehicles. Grants might also provide water structure; a Community Wildfire Protection Plan might also be prepared with grant support.
- Wilderness Ranches provides a model for a water resource; they have a 3000-gallon tank and pump at the intersection of Cty 38 and 70. In addition, each property might consider a water pumping source. Attached is a picture of a model that Ron Hildebrandt has designed; contact him for details of components and pricing.
- Todd requests that debris fires be called into Moffat County beforehand.
- Any fire that gets out of hand and moves to another's property is eligible for both criminal and civil suit.
- Todd is available to visit properties and make recommendations for fire mitigation. An email with information from Todd is attached to these minutes.

Kim Lemme, Kerry Holle and Meagan McNew have volunteered to research and begin the process of grant applications for fire mitigation resources.

Dan Manson has volunteered to work with Tim Potter to take on the tasks associated with our website and Facebook page. We thank Doug Dickerson for his many years of stewardship.

Kent Holle reported that 80 mountain lions are counted in our area. He has plans for hunting in winter for lions as licensed. Please contact him for more information.

Victor and Linda Szepe have volunteered to host the 2023 annual meeting, September 3, 3:00 pm.

The meeting was adjourned at 4:30. A potluck dinner was highlighted by beef brisket smoked by Cliff Davis.