

Baker's Peak Landowners Association

Annual Meeting Minutes, September 3, 2023

Respectfully submitted by Karin Perry

Tract 47, 254 East Loop. Hosts: Linda and Victor Szepe

The meeting was called to order by Fred Hein at 3:20. Board members Victor Szepe and Karin Perry were introduced.

Landowners and guests introduced themselves. Approximately 45 persons were present for the meeting. More family members and guests joined the grouping for the picnic.

Minutes of the Annual Meeting for 2022 were approved by unanimous consent.

Copies of the financial report for the past year were reviewed. The bank balance is larger than expected because we decided in June to defer major fence work in anticipation of major road repair due the unusual snow amount during the winter. The financial report detailed fencing and road maintenance costs for 2021 and 2022. Expenses are more than donations; in time, a change in the business plan will be needed. The financial report was approved by unanimous consent.

Victor Szepe presented the report on the roads. Several landowners were thanked for helping to cut brush and fallen trees along the roads. In June Victor rode around the mountain with Jason of Valley Backhoe to identify areas most in need of work. However, Valley Backhoe was short of labor and access to rock for the needed maintenance. Again, road work will be deferred to 2024. Landowners should chain up when roads are wet to maintain roads. Landowners are requested to cut brush along the common roads near their property. Removing larger rocks from the road would be appreciated, too. Victor presented a map of the roads indicating areas that need immediate work and areas that can be improved once finances support. If major volunteer road maintenance is performed, the owner of the tract should be informed. The road report was accepted by unanimous consent.

Fred Hein reported on the fencing progress. Most of the rebuilding of the North fence is completed with a few areas needing attention. Dave Schmidt and Becky Perkins walked the South line and made small repairs. Next year, Fred recommends weekends of fencing work with specific teams assigned to areas needing attention. The fencing report was accepted by unanimous consent.

Kim Lemme gave an update of the progress for grant applications for fire mitigation projects. So far, we have missed the time periods for applications or grants require matching funds. Kim, Kerry Holle, and Meagan McNew will continue to research options. Todd Wheeler, Deputy Moffat Sheriff, has visited several properties to make recommendations for fire mitigation. Landowners can request an analysis by contacting Todd: twheeler@sheriff.moffat.co.us

Cliff Davis notified landowners that he researches propane and gas prices and sends that information to interested buyers. Each buyer must set up an account and place orders individually.

Dan Manson reported that the website has been redesigned and provides documents, maps, photos, shared information. Landowners are encouraged to gain access using the form on the website: bakers-peak.org Doug Dickerson still maintains the Baker Peak Facebook site.

Randy Potter thanked landowners for improved respect for the hunting protocols since he did not observe the blatant trespassing as in previous years.

Also, Randy and Sue are producing a calendar of BP photos. Proceeds will be donated to the Association. The calendar for 2024 is available for order on the BP website or through info@accent-images.com. Landowners may submit photos for possible inclusion in 2025 calendar.

Board members terms for Secretary/treasurer and Road Chair have expired.

Karin Perry was nominated to cochair with Tim Potter. Dennis Rich volunteered to assume the Road Chair duties. Nominations were accepted by unanimous consent. Fred Hein is resigning as fence chair; no person was nominated or volunteered. Fred will try to keep fencing maintenance progressing; many landowners have expressed willingness to work on fences.

John and Ellen Van Dyk have volunteered to host the 2024 annual meeting on Sunday, September 1, 3:00 pm. Tract 36, 316 Maple Springs Road.

The meeting was adjourned at 4:15. A potluck dinner was highlighted by beef brisket smoked by Cliff Davis.

Moffat Alerts provides directions for evacuations in case of fire or other emergency. Please sign up: <https://member.everbridge.net/819965091381281/login>