

Baker's Peak Landowners Association

Annual Meeting Minutes, September 1, 2024

Hosts: Ellen and John Van Dyk, Tract 36

Respectfully submitted by Karin Perry

Tim Potter called the meeting to order at 3:15 pm after a rain delay. Landowners and guests introduced themselves. Approximately 50 persons were present for the meeting. More family members and guests joined the group for the picnic.

Minutes of the Annual Meeting for 2023 were amended to include notice of unanimous election of Tim Potter to a 2-year term of Secretary/Treasurer and Dennis Rich to a 2-year term as Road Chairman. Amended minutes will be posted on the website. Minutes of the annual 2023 meeting were approved with amendment.

Tim Potter distributed copies of the financial report for the past year. Again, this year expenses are more than donations. The bank balance continues to diminish; efforts to increase the number of landowners who contribute were discussed. Less than 40% of the landowners contribute to the community effort to maintain roads and fences. The financial report was approved by unanimous consent.

Dennis Rich reported on the roads. Valley Backhoe graded the roads; several landowners reflected on the improved quality of the roadwork this summer. Since we no longer have livestock grazing, the brush and tree growth is encroaching into the roadway. Landowners are requested to cut brush along the common roads. Roads do have some large rocks; many cannot be removed because they are the top portion of a huge boulder. The road report was accepted by unanimous consent.

The position of Fence Chairman has been unfilled. This summer several landowners have organized fence work along the south, north and West Loop lines of fencing. The Association paid for materials used by the repair volunteers. John Van Dyk has volunteered to take on the position of Fence Chairman for one year. Several landowners expressed support in helping John. Dates in June 2025 will be scheduled for fence work, particularly along the north fence line. John's one year position was unanimously approved.

The position of President remains unfilled; the Board will act as a unit.

Landowners have reported some cattle trespassing. Ranchers have responded and moved out the cattle. The landowners' roster will now list rancher contact information and brands. As we might be frustrated by the cattle trespassing, we should remember it is our responsibility to maintain fence lines; courtesy with ranchers prompts responsiveness.

Kerry Holle presented an update on efforts to apply for a grant from Colorado State Forest Service to provide fire mitigation efforts. We need to widen the roads for emergency vehicle access; however, the grant requires brush removal language. Kerry is gathering quotes for costs; the Association would be responsible for matching funds or labor contributions (\$34 per hour). Since the application date is early October 2024, landowners approved the continuation of the grant process for submission October 2025, with a possible award in March 2026.

Bill Rapp reported that after fifty years as landowner, he and Carolyn have sold their property.

The meeting was adjourned at 4:00. Potluck picnic with brisket was enjoyed while the rain held off.

Thank you to Ellen and John for hosting; thank you to Cliff to smoking the brisket; thank you to Victor and Linda Szepe for providing the tables.

NEXT YEAR: Dan Manson, Tract 29, Baker's Peak Road, will host the meeting and picnic, Saturday, August 31, 2025. 3:00 pm