

**Bar D Ranch**

**2023 Owners  
Meeting**

**19Aug23**





**Bar D Ranch** resides within our neighboring town, Como and it's well-known Boreas Pass which shares its own stamp of windy conditions to our Ranch.

## Meeting Agenda/Topics - 2023

- Meeting Kickoff 11am
- Welcome Owners/New Owners both online and those in attendance
- Summarize achievements
- Review 2022-2023 Financial Report
- Call out to Bar D Ranch Owners who have contributed more of their own time to make a positive impact.
- Discuss plan forward for 2024
- Discuss Board changes and vote on new Board members



# *Ranch Achievements - 2023*

- 1) Ranch roads south of Clark to Sievers (AKA Muddy Mile) have been addressed with aggregate;
- 2) Machinery and Equipment;
- 3) Improved snow operations;
- 4) Sold v-plow for \$1250 as it was not needed on the Ranch;
- 5) Bought snowplow (\$1250) for loader for better plowing capability;
- 6) Ranch web site successfully migrated to Google Cloud Platform; and
- 7) Ranch web site now has Google online payments for ranch dues, chat forums and meet for collaboration.



# Bar D Ranch Website IT Improvements



**Who did the upgrades?**

**Bill Hooper (Professional Cloud Technology Officer) and Federal/DoD Counterintelligence Professional.**



**Why were they needed?**

**Provide the ability to have owners pay their Ranch Yearly Dues  
Cattle Management Cloud Capabilities  
Additional security, data transparency and collaboration with other owners**



**How do those upgrades benefit Ranch Owners?**

**Additional Cloud Security and Service capabilities to our Ranch efforts and associated data.**



**Who will maintain/monitor and what are the costs?**

**Bill Hooper and the cost are roughly \$50/month**



**Google** + **stripe**

**Ranch web site hosted on Google Platform fully integrated with Google Workspace for Financials/Payments of Ranch Dues and any other financial transactions.**

## ❖ What is Google Workspace?

- Google Workspace is a collection of cloud-based tools designed to make productivity and collaboration easier for individuals and organizations. It includes the following apps and services:

- 1) Gmail — email
- 2) Google Sheets — spreadsheets
- 3) Google Docs — online word processor
- 4) Google Chat — messaging platform
- 5) Google Forms — online surveys
- 6) Google Currents — virtual bulletin board for teams' communication
- 7) Google Calendar — virtual calendar
- 8) Google Keep — note-taking
- 9) Google Drive — cloud storage
- 10) Google Sites — website builder
- 11) Google Meet — video conferencing software
- 12) Google Slides — presentations



## Machinery:

1. We have a Grader (purchased many years ago) with snow wing and plow and v-plow.
2. v-Plow was sold for \$1250 as it has no value for our specific road and area weather conditions.
3. 2000 Case 721C Loader and plow (purchased for \$1250) that will be modified with our own Ranch Hand expertise to modify via welding to work with the Loader. This will make our snow operations considerably more effective.





## **Machinery:**

- 1. Sold the backhoe which was still due a considerable balance and purchased a loader for \$23K cash.**
- 2. Eliminated monthly payments for machinery that was rarely used.**
- 3. We have access to Ranch Owner backhoe should we require that level of machinery.**



## Machinery and Road Projects

- We rented a grader to support several areas on the ranch that haven't had more comprehensive required maintenance.
- We saved a considerably amount of money on .25-mile section of road as a pilot to project effort for more of Bar D Roads.
- We leveraged much of the existing road material instead of trucking in aggregate.
- We teamed up as individuals and were able to get this done in 24 hours.





## *Bar D Ranch Community and Workday*

- We are truly a team here on the Ranch where we can dedicate personal time to take Our Working Ranch to the next level at every opportunity we have.
- We've had Owners share personal out of pocket assets to support our Ranching needs.

## *Snow fence and Teamwork*

- Snow fences are a critical aspect of our winter operations. They are widely used by many ranches and areas around Park County to control and protect roads from drifting and blowing snows.

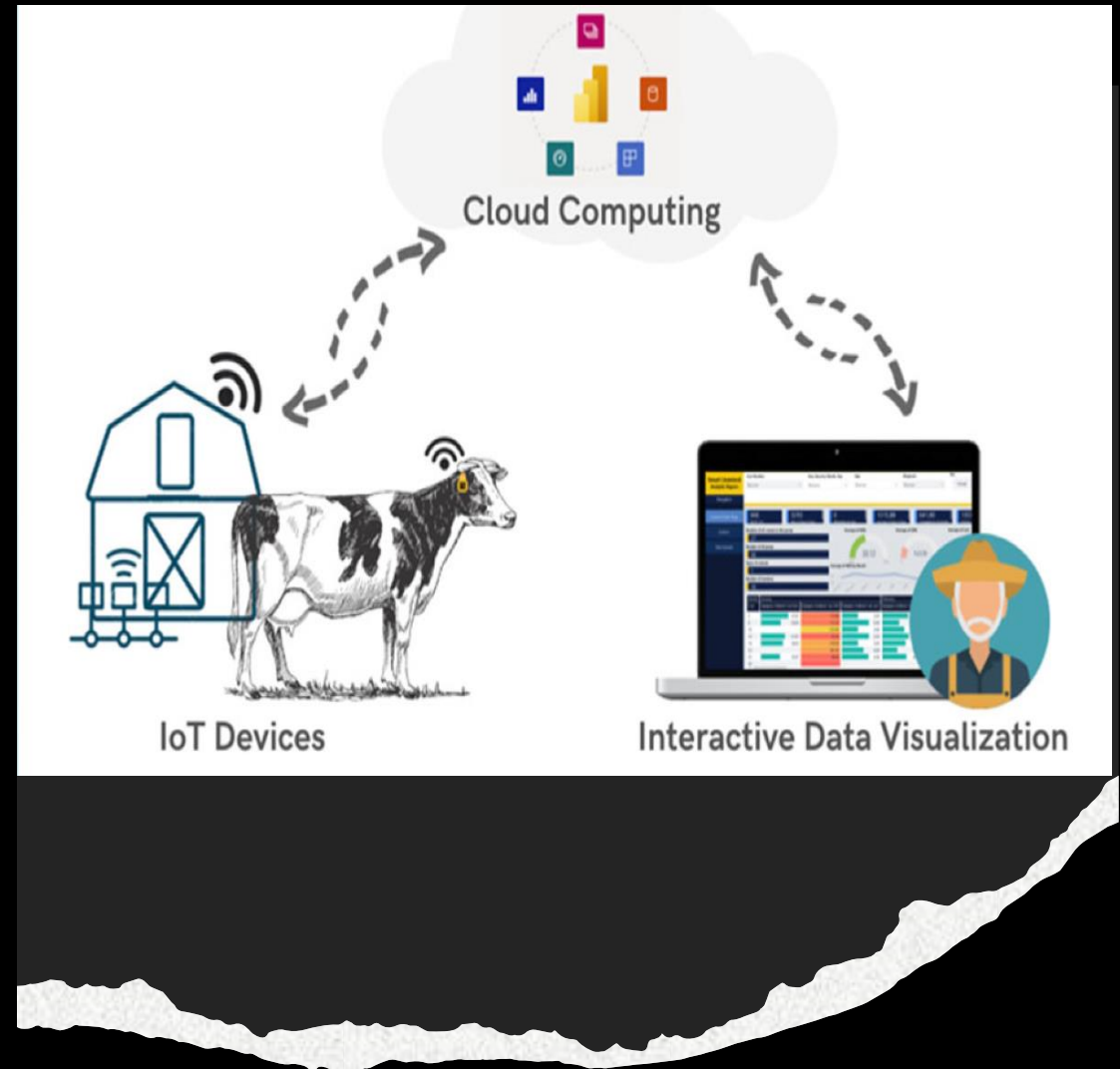


**Bar D Ranch borders other cattle and as a working ranch we coordinate with other ranchers to sort and move cattle back to spreads.**

- Bar D Ranch cattle program allows us to continue projects and programs.
- Without that financial income stream for the roughly 450 head of cattle we would absolutely require more out of Owners pockets for Ranch Dues.



- IoT = sensors that track and allow better management.
- Bar D Ranch Google Platform already has the capability to place geographic overlays connected to ear tags





**IoT = sensor integrated with ear tag for  
managing moment and care**

# Questions/Discussion Points from Ranch Owners





❖ ***Proposed assertion from Bar D Ranch Owner:***

- *A vote to dissolve the Ranch HOA*
- *Pro's and Con's*
  1. Pro: Ranch Dues being eliminated or minimized to an administrative fee to manage Real Estate Owner changes.
    - ✓ Our Ranch Dues are considerably less than most HOA's in Park County at \$450. We have a community teamwork in place that can continue to support our projects within the budgets we have in place.
  2. Cons: Ranch Owners/Guest that either visit or live full time would be completely on their own to maneuver/drive on the ranch as road maintenance would be immediately discontinued as machinery would be sold off.
  3. Understanding point: All progress to date on ranch roads would then be futile or moot going forward, and our roads would be considerably worse than most Park County roads.
  4. Would require that a vote be sent via regular mail to all owners so each owner could then vote.





## ***Proposed assertion from Bar D Ranch Owner:***

- To build a better Main Entrance the Ranch with keyed access to control who drives on the ranch; both entrances along 285 would receive a modification which would include better placement of cattle guards in several areas.

- Areas of awareness for this topic.

- 1) There's already an effort to get this done as we've done research around the materials, and we have the knowledge base to get it done.
- 2) Colorado Law stipulates that gates that are closed for cattle operations are to be respected.
- 3) Any attempt to alter, remove or leaving gates open is a violation of that Colorado statute.
- 4) We have had someone attempt to remove a gate and it has been damaged.
- 5) We are liable to lawsuit if our cattle or livestock get hit on 285. Though it hasn't happened to date, there's always a first as we are a Private Ranch.
- 6) A lawsuit would wipe out the Ranch.

Bar D Ranch  
cattle operations  
on horseback  
allows us better  
proximity to  
checking fence  
cattle and at  
times better than  
ATV's.



# Board Changes

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- **Members who no longer serve**
    - **Cody Pace stepped down so that we could leverage his welding skills needed for our ranch machinery.**
    - **He was key Ranch Hand in cattle operations**
  - **Prospective new members**
    - **Cathie Meyers – Secretary – Business Entrepreneur**
    - **Jeff Bride – Member at Large - Former U.S. Marine**
    - **Hal Demuth – Cattle Manager – Oil and Gas Executive**
  - **Proposal for a vote**
    - **All Ranch Board Members are up for vote.**
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*Bar D Ranch and neighboring Ranches during wintertime.*

- We are truly blessed to live in a diverse area of Colorado