

## **Bar D Annual Meeting - Machinery Barn August 19, 2023**

### **11:12 pm Meeting Kickoff Bill Hooper, President of Bar D Ranch Owners Association**

#### **Welcome to Owners and New Owners, both present and online.**

- We had the meeting in the machinery barn on the ranch
  - The lunch was simple finger food as purchased from Costco; nominal cost of \$125 dollars.
  - The agenda was printed out and made available to owners onsite and will be mailed to owners that don't have email addresses; along with these minutes.
  - Huge thank you to Mauryan Halfacre and Cathie Meyers for taking their own time to go to Denver and pick up the food and stopping at Staples to print off the agenda.
1. Bill Hooper stated he is striving for an emphasis on "Moving Forward" with ranch projects and decisions as he thanked the many folks who have helped out this year. Specific mention of the fact that we are a working ranch.

#### **We had the following members attend virtually via Google Meet.**

- Ashley Anthony
  - (Thank you for sharing data points as captured from the Google Meet chat)
- Kelly Carter
- Alex Meade
- Gail Spear
- Dan Allen
- Howie Cisler

#### **We had the following members attend in person:**

- David Curtis
- Cody Pace
- Hicham
- Spencer Powell
- Stephen and Lisa Armour
- Amy and James Hileman
- Terry Pierce
- Alan Thompson
- Jim and Annie Halpin
- Hal Demuth (Board Member)
- Russ Kaufmann
- Dan Demoli
- Greg and Joan Hewitt
- Mauryan Halfacre
- Cathie Meyers (Board Member)

- Zeb Delk
  - Bill (Wild Bill)
  - Hired a local Park County LEto ensure our meeting was eventless.
2. Bill Hooper mentioned several members: Hal Demuth, Jim and Annie Halpin, Dan Demoli, Greg and Joan, Cody Pace, Terry Pierce, Mike and Cathie, Brad Powers, Pat Conner and Luke Califano for their specific support on several Ranch operational efforts. (Be it their use of machinery for our roads, strategic/tactical insights, offering of their equipment, offering of their own personal funds to assist with road progress).
- a. Bar D has several successes due to board member contributions and other owner contributions in time as well as financially to support Bar D projects.

### **Bar D Ranch Achievements**

- 1) Roads - Many areas have been improved on the ranch over the last year.
- a) The muddy mile (3rd Filing) on the south end of Clark and Bar D Road to Sievers is no longer the “muddy mile”.
  - b) Bar D Road from the cattle guard/intersection to the hill has received aggregate and been graded.
  - c) The hill to Clark Road has received aggregate.
  - d) Mexican Ridge Circle has received grading/crowning.
  - e) Rainbow Dr and Eagle Court have received grading.
  - f) Bar D Road (from main gate to cattle guard/intersection received some grading though it will have considerable work on it per the pilot to project .25 mile (from the Antelope Ct intersection south for a ¼ of a mile) effort we did this summer where we leveraged existing aggregate/material and saved several thousand dollars.
  - g) Reinecker South and Gap climb graded and North (added aggregate).
  - h) South Park Dr (received aggregate and graded) and South Park Way received grading/crowning.
  - i) Bill Hooper made sure Owners understood that we are a self-sustaining ranch and we work to do as much work ourselves to make the best use of our finances by leveraging the talent our Ranch Owners bring to the table.
  - j) Bill Hooper made mention of the road presentation he created from last year’s meeting where he went into great detail about the building of roads and the how/why/what of our specific roads here on Bar D Ranch. We have a very diverse road specific needs.
    - i) Specifically, to bring in “professional/certified” support from outside the Ranch would cost the Ranch nearly \$50/foot to scrape, grade, dump aggregate and grade out would cost about \$65K for a mere quarter of a mile.
    - ii) We have many talented owners with road expertise and with that expertise we can manage our road.

- 2) Ranch website - Transitioning to Google for hosting, collaboration, paying dues faster and more securely.
  - a) Current Ranch web site <https://bardranch.co/> it still active though <https://coranch.io> is still in development and will be in production soon.
- 3) Ear tags & sensors for cattle - enhanced monitoring and tracking of cattle at no cost to Bar D (203 pairs, 24 single, 10 bulls currently on the ranch). Will provide additional security for cattle.
- 4) Bill Hooper repeated that we are indeed a working ranch as per the efforts to tend to cattle on horseback/ATV in all hours of the day, not to mention several areas of fence that were repaired.
- 5) Machinery - Bill Hooper has personally performed many maintenance efforts on our machinery (either replacement parts or just preventative maintenance to include weekly pressure washing).
  - a) Goal to take better care of machinery and less dependant on outside help.
  - b) Cody Pace has been incredibly instrumental in keeping the cost down with his skills and expertise as a mechanic and welder.
- 6) Backhoe sold - no more payments
- 7) V-plow sold.
- 8) Snow plow being modified to fit the loader.
- 9) Case Grader was rented as needed for road projects as we didn't want to task our grader too much.

### **Ranch Meeting vote topics:**

A full-time Ranch Owner wanted to bring this up for consideration as to whether or not dissolve the Owner's Association by voting Bar D Ranch Owners.

- Pro's & Con's were outlined in comments from several members. Bill reminded Owners to "Move Forward".
  - This was the only lively topic of the meeting:
    - Condensed thoughts:
      - They were mentioned as risk to property
      - risk from a tax perspective
      - risk of insurability and risk to owners that lived/visited their properties full time/part-time/frequently/rarely.
- Motion was made to vote on topic:
  - Should we pursue abandoning the Bar D Owner's Association by investing time and energy to research the topic.
- Motion Seconded.
- Vote results: Yea's - 5      Nay's - Everyone Else
- **Abandoning the OA is a dead issue.**

### **Gates at entrances to Bar D (4 total)**

- Research is underway for improvement to entrances, concerning cattle guards, security benefits, but not intended to be surveillance for owners.
  - Warm Springs (onsite LE mentioned) as a good example.
  - Issues mentioned: trespassing, excess speed, unknown vehicles, stolen property
- Motion made to vote whether to implement research as well as authorize the board to proceed with entrance improvements including entrance electronic controls.
- Motion Seconded.
- **Vote results: YES by Quorum.**

### **Bar D Ranch Board Elections**

Bill Hooper to continue for another term as President - YES

Tim Winkler to continue for another term as Treasurer - YES

### **Financials:**

- Members have access to report from our Google Drive and all members are reminded that they have electronic access if they wish. Financials are for Private Use Only unless an Owner wishes to leverage transparent data for sale of their property.
- Balance currently is approximately \$25,000.
- Financials confirm that at least 75% of dues is spent on road maintenance as per Ranch Bylaws.

Motion was made to accept the current financials.

Motion was seconded.

**Vote: YES to accept current financial reports**

**12:55 pm**

**Motion was made to adjourn the meeting.**

**Motion was seconded.**

**Meeting Adjourned 12:55pm**

