

Bar D Annual Meeting - Machinery Barn August 17, 2024

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

We Welcomed Our Current and New Owners, both present and online via Google Meet.

- We had the meeting in the machinery barn on the ranch
We had snacks and lunch shared by the owners.
- The agenda was printed out and made available to owners on the ranch website (coranch.io) and will be given to owners that don't have email addresses; along with these minutes.
- We did have a Core power outage about 2/3 's of the way through the meeting and weren't prepared with a generator (we will next year) as our remote attendees lost communication with Google Meet. Our sincere apologies.
 - Our President stated he is striving for an emphasis on "Moving Forward" with ranch projects/decisions as he thanked the many folks who have helped out this year. Specific mention of the fact that we are a "working ranch".
 - Immediately after starting our meeting we elected our new Bar D Ranch Members.
 - Suzette Spano - our new Secretary
 - She's very excited to support forward
 - Cody Anderson -our new Member at Large
 - Hal Demuth - on Cattle Manager that was on deck from over a year ago. He's been a tremendous Owner with absolute passion about our Ranch's success.
 - Our President took the time to explicitly share why our Ranch successes are due in part to the selfless iconic efforts from Cody Anderson.
 - He lives in the Springfield, MO area and after a number of calls from Our President, he offered to support our ranch road efforts by driving to the Ranch with his Father, Steve and Roger. He's a seasoned heavy equipment operator/mechanic, road construction expert.
 - He was here for 48 hours and it was a 48 hour full of impact that he shared.
 - He is an iconic example of how we should within the Ranch support; with absolutely nothing in return from the Ranch expected.
 - We are a COOP of owners who's vested interest is in the overall success and not "What can the ranch do for an individual

- owner, in return for work done”
- We have a number of owners that showcase this as well to a level of excellence though when it’s done with such graciousness and teamwork. It needs to be called out.

Agenda as presented in prior email and posted on our Ranch website, coranch.io

- 1000-1200 Social time and lunch; 1200-1300 Introduction of attendees (in person and remote);
- Review of Covenants and Bylaws and Board requirements and our Park County Ordinance requirements; Ranching 101 (what makes a working ranch run, what makes it fail).
- Review of past year projects, finances, budget for 2024; 1300-1330 Q&A from Owners; 1330-1345 long term plans (cattle program, roads, fencing)
- 1345-1400 How can owners participate and contribute to the ranching operation of Bar D; many have already offered their time and resources from afar (out of state) and locally.

We had the following members attend virtually via Google Meet.

- Kelly Carter
- Dan Allen
- Lisa Armour
- Cody Anderson
- David Brinkman

We had the following members/attendees that attended in person:

- David Curtis
- Harry and Pat Overcash
- Cody Pace (New Member at Large)
- Tim Winkler (Treasurer)
- Suzette Spano (New Secretary)
- Will Spano
- Steve Winkler
- Hicham and Carmelita Rajraji
- Stephen Armour
- Amy Hileman
- Terry Pierce and Donna
- Jim and Annie Halpin
- Hal Demuth (Voted in Board Member)
- Russ and Anabell Kaufmann
- Mauryan Halfacre and Son (Arren, Jordan (and Daughter) Halfacre (Arren is a Navy Officer, Lieutenant who was home on Leave from OCONUS DutyStation.
- Mike Meyers
- Ivan Van der Walt
- James Ingalls/Bar Star Ranch
- ★ The President mentioned several members: Hal Demuth, Cody Anderson,

Greg and Joan Hewitt, Dan Demoli, Cody Pace, Jim and Annie Halpin, Terry Pierce, Brad Powers, Pat Conner, Ivan Van der Walt, Tim Winkler, Russ Kaufman and Bret Bruce for their specific support on several Ranch operational efforts. We didn't explicitly mention Terry and Amy (in attendance) and James Hileman though we as a ranch are very grateful for their support in clearing snow off the section of road that leads to their associated lanes with their own machinery.

- ★ Our President called out Tim Winkler for his work as without his attention to such detail regarding our Financials we would be far from operational or effective.
- ★ Our President emphasized the critical new Board Member to the Ranch.
 - (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).
 - Bar D Ranch has several successes due to board member contributions and owner contributions in personal time as well as their personal finances to support Bar D Ranch projects.
- ★ Hal Demuth echoed this level of Ranch Owner "ownership" in our Ranch.
- ★ Our President emphasized that we follow Park County and State of Colorado Ordinances and Regulations that cover unused RV's, trailers, unused vehicles, semi/box trailers used for storage, camping, fires, permits and State Laws; it's every owner's responsibility to research and comply for their individual Lot. Our Nuisance clause covers all this.
- ★ *Thank you to every owner as this was a great meeting with nearly zero drama; we are indeed a Family/COOP of Bar D Ranch Owners.*

Bar D Ranch Achievements

→ Roads - Many areas have been improved on the ranch over the last year. Many owners have shared their appreciation for the efforts over the last year to the progress of the roads. We have continued to progress and have come a long way though we have much to do. Thank you one and all. We do prioritize our roads based on traffic and full time owners traffic. All roads have been addressed in some fashion within the last few years though we must apply prudence and priority to our road projects based on traffic volume. Note: that every section of road is a focus point though due to financial resources, we must approach every section with prudent logic; which was echoed by Hal Demuth as per the 3rd Filing efforts that he's worked very hard to see progress.

- ***We, The Board, would like to remind every single owner that our speed limit is 25 mph with a grace of +5 which has been posted for years. It's every owner's responsibility to respect that speed as if they were lawfully driving on any other Colorado road.***

- We, The Board, took the time 2 years ago to create a powerpoint deck that explicitly shared and showed the damage that speeds and acceleration and 2 tracking on gravel roads can do. It was based on facts, not bias. It was based on CDoT and Nationwide engineering standards for gravel road construction. We have a strategy for our road progress and it takes time to mature our roads as many sections haven't seen attention in years (some areas more than 2 decades) and the materials that have been applied are part of that maturing process based on other CDoT engineering standards. We make every effort to research and execute based on prudent data points not just some theory, we listen to those that have expertise and proven experience on what professionals in the area prescribe though it needs to be understood that we don't have an endless budget which is why many owners have stepped up to support with personal funds. They have seen the positive shift in road strategy and results for the last 3 years and absolutely want to see the progress continue.
- We take the behavior of our roads seriously as we spend a great deal of personnel time and financial resources to improve them.
- We hear complaints all the time from many owners that a very select few owners, contractors and guests of the ranch that their speeds are kicking up dust and destroying our roads.
- This is our money that is being abused by a few.
- It is the responsibility of every Ranch Owner to advise contractors and guests to watch their speeds. Please plan ahead to ensure you can get to where you're going safely within that speed limit.
- We don't want to take mitigation steps to ensure responsibility is exercised daily though several owners have openly suggested that a next step may include speed detection sensors to capture violators. We believe owners can indeed eliminate this overhead cost with proper communication to contractors, guests and personal planning. Again, it is every owner's responsibility.
- Some owners have expressed that the habits are dangerous to other drivers and it's just a matter of time before Our Ranch has to deal with a vehicle collision with other Owners, not to mention our cattle (which has happened before) thereby risking our losing our cattle operation which is key to our financial posture.
- We have many blind hills and areas on the road, this is not a freeway or motocross racetrack, it's a working ranch.
- Spinning tires, accelerating on hills and two tracking on our roads must cease as these practices are what is destroying our roads.

- The muddy mile (3rd Filing) on the south end of Clark and Bar D Road to Sievers is no longer the "muddy mile", we will be grading out the ditches in the spring to eliminate the drop. We do have owners on Sievers and that particular section of road hasn't seen road maintenance for just as long as the lapse in the 3rd Filing as well.
- Since Bar D main gate is our main road and is the main access to the ranch; it has received long overdue attention as the road was considerably lower than the shoulder with no drainage or mitigation of snow events.
 - ◆ We moved over 30 dump trucks loads of dirt from the shoulders in an engineering effort to raise the road. We then added loads of concrete rock/base. Yes, we are working on obtaining a water trailer/pump to see to specific areas that are in relatively close proximity to the roads. We used the Ranch dump truck and grader in addition to Bill Hooper's dump gooseneck trailer.
- Main road to the old cattle guard has been graded to remove wind rows dirt/rock and has been graded/feathered to the north by 40-50 feet to reduce drifting and increase the draining capability. Another effort that hasn't been done since '19.
- The section from the Reinecker Y towards the Gap and up to the top of Reinecker has received road base aggregate.
- Gap road to highway 7 has been graded to improve the road crown and drainage and has also received concrete material and base.
- South Park has also received considerable attention as there are 4 full time owners on that section. It too has had a grader activity to remove the wind rows/rocks and dirt that has collected from years of winter grading that has created mounds of earth which then creates nearly unmanageable snow drifts sometimes 4+ feet deep.
- Our President repeated at the meeting to ensure Owners understand 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. We've had many owners step up in support.
 - Our President 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. That document has been made available with edited focus on our road shoulder efforts which is key for our winter/drainage efforts. We have a very diverse road specific needs.
 - We currently have 2 graders though will now have the opportunity to sell the older grader due to its age and wear. We have a newer Champion grader that is fully operational unlike the older Champion.
 - The newer Champion will cost us less than the \$30K we spend on the older grader and has been acquired through our partnership/relationship with Bar Star Ranch, our neighboring ranch. A document will be made available as to the acquisition process to this grader upgrade and dump truck.

- We have many talented owners with road expertise and with that expertise we can continue to manage our roads.
 - Terry Pierce mentioned having the capability to have aggregate stored on the ranch for immediate use as needed.
- Ranch website - We continue to hear from owners and those outside of the ranch of how much they appreciate the work we've done on it.
- Our President mentioned that a thoroughly vetted and executed deployment of a website cost \$25-30k and that he completed it for nothing; only expenses are the monthly Google charges that are nominal at best compared to other sites.
 - Current Ranch website is <https://coranch.io> is in full production and we will be fixing a software upgrade that will continue to allow owners to register as members.
- From last year, the topic of cattle ear tags & sensors for cattle is still on the menu of tasks - 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.
- Our President 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.
- On the note of ATV's, they are only allowed on individual Lot owners property, they are not allowed across BLM/State Land or other owners lot's without their explicit permission. They must stay on our roads within the same speed limits.
 - Our Board Members and Cattle Owner are allowed to use ATV's for cattle operations across the entire ranch (BLM/State included) in areas that are not fenced out. Recall that we are an Open Range State.
 - We mentioned that we are contractually bound per our cattle lease to address our fence lines to include BLM/State. Our President worked our BLM fence lines to the north that covered 2533 acres thus allowing our cattle to move to the north BLM pastures that border Elkhorn road. Of course opening pastures requires us to support the management of the cattle as they will clear fences.
 - Cattle are probably the most athletic animals on the planet. They can and will clear fences and gates that owners consider ready. If you haven't seen a calf, cow or bull clear an 8' gate, cattle guard or fence line from a standing start; it's truly impressive.
 - We again mentioned that as a working ranch in Colorado we do align with the Federal Laws about Gates and Fences. If anyone is made aware of someone cutting, leaving gates open or forcibly removing gates when those gates are close by design based on livestock/cattle grazing, please let the Board know as action will be taken.

- **Please be reminded that anyone identified in doing so is by Federal Law, breaking the Law and can be subject to Felony charges by the Cattle or Livestock Owner.**
- Please be aware of our Colorado open range grazing laws and be reminded that any lot that fences out cattle is not eligible for our Bar D Ranch Agriculture Tax Credit; we have several on the ranch that have or are in the process of fencing out for their own livestock wishes which are indeed covered by Colorado open range statutes.
- We absolutely understand owners wish to fence out though be well read to our fence out laws and regulations here in Colorado.
- We also discussed our 2nd Amendment Right as per State of Colorado and Park County regulations and Ranch Owners right to discharge their weapons and send rounds downrange safely.
- We also discussed the topic of water on the ranch.
 - We have two completely different water sources on the ranch, well water and natural springs.
 - Both sources are under the Authoritative Oversight from the State of Colorado Water Resources and Water Commissioners.
 - They are the only Authoritative Source and the only Agency that can share how water is used and we as a Ranch cannot exude any sense of controlling authority/judgment over their decisions or the water.
 - No comments were made by anyone.
- Machinery - Cody Pace and Cody Anderson and President have personally performed many maintenance efforts on our machinery (either replacement parts or just preventative maintenance to include weekly pressure washing).
 - Goal to take better care of machinery and be less dependent on outside help.
 - Cody Pace and Cody Anderson have been incredibly instrumental in keeping the cost down with their skills and expertise as an operator, mechanic and welder.
- ❖ **Gates at entrances to Bar D Ranch (4 total)**
 - Research is underway for improvement to entrances, concerning cattle guards, security benefits, but not intended to be surveillance for owners. Issues mentioned: trespassing, excess speed, unknown vehicles, stolen property.
 - We will continue to research our main gate and a controlled access to it along with the gate on 285 MM 190 entrance.

❖ **Financials:**

- Tim Winkler, our Treasurer, gave the onsite/remote Members complete insight to our financials; all reports are on 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.
- Financials confirm that at least 75% of dues is spent on road maintenance as per Ranch Bylaws.

1:55 pm

Motion was made to adjourn the meeting.

Motion was seconded.

Meeting Adjourned 1:56pm

This has been vetted and approved by the entire Bar D Ranch Board