

**Wilderness Ranch Landowners Association
Annual Fall Membership Meeting Minutes
October 24, 2025**

Pres -Elect Ty Stewart called the meeting to order at 6:42pm. Ty welcomed all in attendance and thanked everyone for coming. (Pres. Todd was working out of town and could not attend)

Ty asked for a motion to approve the minutes of the Summer 2025 Membership meeting.

It was noted that minutes had been posted to the website, motion was made by Tom Cramer, seconded by John Cochran, vote was taken and motions passed.

Ty asked everyone to go around the room and introduce themselves and mention what lot(s) each Member owned. Members were asked to update if needed their contact info and sign the sign-in sheet.

Pres. & Pres.-Elect Reports:

Ty gave an update on the Co Road work on Co Rd 38 including the replacement of two cattle guards one between mile markers 5 & 6 and the other at the entrance to the ranch. A culvert was replaced as well on Co Rd 38 going towards Slater creek. It was mentioned that the county has done a very good job this year with roads maintenance and the upgrades completed. Ty reminded everyone of the need for driveway permits and the proper culvert size to maintain the integrity of the roads.

The current fencing company inspected the fence lines where the cows have gotten in at least once a month thus summer/fall to try and ensure the fence is in place and there are no trees down on it to allow the cows access to the subdivision, they also replaced the fencing on both sides of the new cattle guard at the entrance to the ranch. The fence will be laid down for the winter over the next few weeks. The virtual fence program is going to take time for the animals to adjust to it and may take a year or two to be effective.

A second water tank (12,000 gal.) has been delivered to Lot 250 and will be hooked up for water storage next summer. This will give us approx. 28,600 gal of water for fire mitigation when needed.

It was mentioned that the Forest service fire mitigation project was still on their schedule.

Discussion was had regarding the best grass to plant when doing mitigation of fuels on our lots.

It was noted that Frontier Station in Craig has the types of grass seeds that would do well in our area.

Our guest speaker for the evening was Jared Lamb from the DOW; he gave an overview of the animals' return to the area after the bad winter and the fire seasons that have affected the areas. Noted the deer population is coming back stronger than the other herds, but all are rebuilding in the area and most of them are healthy. There is mandatory testing for deer in our hunting units. The moose are also doing well in the ranch. After several questions were presented and answered, our guest was thanked for coming and agreed to stay in the event any members had further questions for him.

Marlin with the County building department sent a follow-up report on property owners he had previously contacted regarding permit/and or inspections that are ongoing.

Sec. /Tres. Report –

Vicki reported that to date for 2025 there are 341 paid association members which equates to 389 lots having the assessment paid on them. And 4 lots have paid for 2026. There was also an extra \$50.00 from a member very happy with the fencing job.

General checking account balance as of Sept. 30, 2025, is \$48,408.51,

Legal fund balance as of Sept. 30, 2025, is \$11,512.97. There are no unpaid bills currently.

It was mentioned that there were maps for sale.

Everyone was asked if you have a new address to please update this with the county assessor's office so when the owners list is obtained in 2026, we will have current mailing addresses in our records. If you have both a street address and P O box, please note which is your preferred address for receiving mail.

Correspondence:

Owners received a letter from the US Department of the Interior regarding the sale of federally owned mineral rights that lie under our lands. This is courtesy notice advising landowners that the government plans on selling the leases to individuals or companies that want to do exploration projects in the area. Sale date is set for Dec.2025.

OLD BUSINESS:

Nominating committee members Tom Cramer and Maryellen Boehler moved to another room to tally the ballots for the election results. Upon return the results were as follows:

Eli Allen 77 votes; Vicki Burns 82 votes, John Cochran 11 votes, and Ty Stewart 83 votes.

Members' terms begin Jan. 1, 2026. A motion was made and seconded to destroy the ballots motion passed.

New Business:

Members mentioned holding the meetings by Zoom, when possible, in the future. This will be investigated as to what is needed and how much it might cost to try and involve more participation. Some information was obtained regarding cost when more than a specific number of people are on a zoom meeting and what electronics and equipment are needed. There will be ongoing investigation regarding Zoom meetings.

The idea of emailing out notices instead of doing mailings was also discussed, with all members not having or using email on a regular basis, it was decided to continue mailings for the immediate future. It was also noted that a few members asked about a different method for making annual assessment payments. While several options were mentioned trying to keep track of the payments without needed information able to be provided with those payments, some of the options mentioned are not feasible.

With that being noted, for the foreseeable future members will need to mail in their checks noting their lot number(s) and any address updates along with their payments.

There being no further business to discuss, and it is getting late, everyone was thanked for their attendance and participation, and the meeting was adjourned.

Respectfully Submitted, Vicki Burns, Sec/Tres