



P.O. Box 1091, Craig, CO 81626

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www.thecoloradowildernessranch.com

WRLOA Board Meeting Minutes

DATE: 12/10/2025

- Call to Order- Todd Carlson Pres. Meeting called to order at 7:02 pm
- Roll Call – Todd Carlson, Ty Stewart, Bud Bower, Sid Arola, Guy Whitlock, & Vicki Burns in person and Eli Allen by phone.

Todd called for a motion to approve the minutes of the previous board meeting Aug. 12, 2025 – motioned made, seconded, passed.

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- Report from the Officers:

- President

Update was given on the process of hooking up the second water tank next spring and having both tanks filled at the same time. Some materials will be needed to plumb the new tank and hook them together. To be done as soon as water is flowing.

President-Elect

Ty spoke with the county regarding the cattle guard at the forest entrance on Forest Service road, it needs to be lifted up and cleaned out under it so it doesn't allow the cows to walk on it and access the ranch. This is a spring/early summer project to get done. There is an ongoing conversation regarding getting more gravel on several roads that are in dire need, county has advised they do not have additional gravel available for the ranch at this time, looking into a gravel pit that the ranch may be able to get gravel.

- Secretary/Treasurer Report

Bank statement balance as of 11/23/2025 \$47,913.50

Legal bank statement balance as of 11/23/2025 \$11,712.97

Number of lots w/paid assessments for 2025 =388

Number of lots w/paid assessments for 2026 = 6

Membership cards have been ordered for 2026 and the Brand inspectors name and Number has been added to the back of the cards so when members see or have Cattle on the ranch or at their property they can call, identify the ear tag or brand And get the cattle owners info to contact them or have the brand Inspector notify the cattle owner.

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- Old Business:
Info regarding the possibility of having Zoom meetings for the 2 annual meetings.

Discussion regarding dates/locations for 2026 annual meetings
Several options were discussed for 2026 annual meetings. Since some members asked if Zoom meetings could be made available, the board will be in discussion with the county In the next week to see if we can use one of the conference rooms at the new county courthouse building to see if a Zoom meeting can be set up for the summer and fall meetings. The facility has the capability to host meetings and when more details are available, they will be posted on the website. With that being said the board discussed a possible cleanup workday with a potluck to follow to replace the summer meeting so members can meet and get to know their neighbors at the ranch. The board is looking into having a large dumpster for trash items and possibly one for metal recycling at the ranch for the cleanup weekend. This will free up the 4th of July weekend for members to enjoy the ranch and activities with their families and friends. Date for this to come as soon as the board can get some data and logistics for a Zoom meeting worked out. The board is not looking at hosting a Zoom meeting at the ranch due to logistics involved. Board members would like to know how many members would like to have Zoom meetings and to that end we will be working on a method of gathering the info needed to facilitate this happening. One means of letting the board know will be to note it on the membership assessment payment stub with a good email address & checking the box noting that you would attend a Zoom meeting when offered. Thank you for your patience while this is being worked out.

After having several conversations with our bank, we will not be offering any other method of paying the annual assessment other than by mailing in or dropping off a check or cash if in person for the time being. The bank did take two ACH payments for assessment payment this past year but does not have a means in place to advise us as to who made the payment. The owner had to let us know that the payment was made in order to receive his membership cards. The stub allows you as members to update phone numbers, preferred mailing addresses as well as email addresses so, we can accurately get your cards out to you.

- * New Business:
The election of officers took place as required:
After discussion, nominations were made and the following will serve for 2026 as the officers of the Wilderness Ranches landowners' association:
Todd Carlson, Pres.; Ty Stewart, Pres-Elect.; Vicki Burns, Sec/Tres.

- Other:
Members calling regarding the letter from the US Dept of the Interior in reference to the sale of leases for gas & oil exploration in and around the ranch.
Apparently, members are receiving another letter from the Dept stating a lease sale date in 2026, one was received for the ranch itself noting June 9, 2026, as the sale date.
Again, these are courtesy notices sent to the surface landowners since the government owns most if not all of the mineral rights in the ranch. There is a phone number provided in the letter but members are welcome to call, and we will share if we have any info.
- Have had an owner/member concerned about squatters on the ranch.
If you know your neighbor is not at the ranch and you see activity at their property, Please call the owner or the sheriff and report whatever it is you think is out of the ordinary.

- When a member has a question or concerns, they would like to be addressed by the board at the next available meeting, it is asked that the member(s) submit the question to one of the board members and the issue/topic will be addressed in a timely manner but no later than the next meeting. The questions and responses will also be posted on the website to the benefit of all.

Next Board meeting will be on March 10th @ 7:00 Pm at 840 W Victory Way, Craig. All Members of the Landowners' association are welcome to attend.

- With there being no further business to address, the meeting was adjourned at 8:32 pm.

Respectfully submitted
Vicki Burns Sec/Tres