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www.thecoloradowildernessranch.com

WRLOA Board Meeting Minutes

DATE: 03-17-2026

- Call to Order- Todd Carlson Pres. Meeting called to order at 7:34 pm

Prior to starting the meeting, a Zoom conference meeting with Co State Forest Service personnel was held. That began at 6:00 and ended at 7:30.

Multiple topics were discussed and explained, and the preliminary paperwork was reviewed for the fuels reduction program the state is starting this summer. Several of these people will join us for the summer membership meeting to provide more information and answer members' questions.

The main objective is to reduce the fuels on the ground to help prevent a devastating fire in the ranch when a fire starts in the forest while addressing vegetation treatment and creating a fire fuel break.

The initial plan is to have a 200' forest side of the boundary line cleared and a 100' private property side of the boundary cleared as a fire break.

Several options for increased funding through grants were discussed and will be further investigated by both parties. Currently the Co Forest Service has approximately \$450K to work on the forest side of the boundary and \$182K to use to help the private property side for the fire break.

More information and explanation to come as we receive it and at the summer meeting.

- Roll Call – Todd Carlson, Pres. Ty Stewart, Vice Pres. Bud Bower on the phone, Sid Arola, Guy Whitlock, Vicki Burns, Sec. & Tres. and Eli Allen in person.

Todd called for a motion to approve the minutes of the previous board meeting Dec. 2025

Motion was made, second, passed. It was noted minutes were posted on the website.

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- Report from the Officers:
 - President & Pres. Elect:

Update was given on the ongoing communication with the county road and bridge department regarding road maintenance and getting more gravel

on several roads that are still in dire need, county is aware of several areas where culverts are needed to be replaced, grading needs to be done to ensure the integrity of the roads themselves it was mentioned that the county has purchased a mulcher and will be doing shoulder work, cleaning out the ditches as well as re-building the canopy on the roads where needed.

The county reported the cost of the mag has gone up but are still willing to spread the mag on the 5 miles of roads that were treated last year. The board will be trying to negotiate with the county covering if not some of the cost for the mag potentially all of the cost for this year.

- Secretary/Treasurer Report- Vicki Burns:
Bank statement balanced as of 2/28/2026 with a balance of \$ 55,239.10
Legal bank statement balanced as of 2/28/2026 with a balance of \$12,012.97

As of March 15th, the
number of lots w/paid assessments for 2026 =257
number of members that have paid assessments for 2026 = 214

- Old Business:
The date was set for the 2026 Summer membership meeting: July 11th potluck at noon and meeting to follow, given the scheduled guests for that meeting and the importance of their presentation, the business portion of the meeting will be time limited to allow for the Forest service personnel to provide information and answer questions regarding the fuel reduction project.

Fish stocking permit has been applied for, waiting for the actual permit to be issued to able to order the fish. To date there are 3 fisheries that are willing to deliver to the ranch, each will be contacted and a bid requested. The low bidder who can deliver on a Saturday date, will be contracted with for purchasing the fish. Tentative delivery date is set for June 13th with trail clearing to take place the week before (June 6th to the 12th) Contact Ty if you are able to help with this chore. (970-846-7861)

- * New Business:
We will be renewing our GoDaddy website/security plan March 27th.

To continue to provide good insurance coverage at a reasonable rate, our new carrier is requesting a waiver/release of liability indemnification form be signed by all parties entering the reserve, using lot 250, and/or the forest access off of forest service road for any personal use.

This would include hunting, fishing, hiking the trails, etc.

The board will be asking legal counsel what liability risks the association will have in the event a release form is not in place and an issue arises. Adding additional signage at the access points was discussed in lieu of a form having to be signed and will be addressed with legal counsel as well.

Check out the website for some added resources information being posted.

- Other:
2026 Property tax notices were received and will be paid in the amount of \$340.82 for the reserve and lot 250.
- With there being no further business to address, given the time, the meeting was adjourned at 8:40 pm.

Respectfully submitted
Vicki Burns Sec/Tres