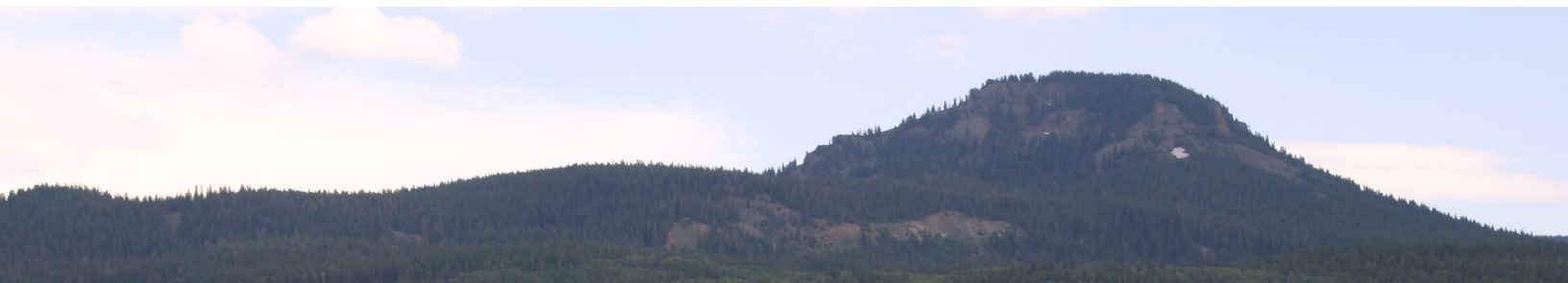


Colorado's Wilderness Ranch Landowners Association



P.O. Box 1091, Craig, CO 81626

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WRLOA Annual Meeting Minutes

DATE: 7/11/2026

Potluck began at noon

- Pres, Todd Carlson called the meeting to order and thanked everyone for attending, Noted that a sign-up sheet was going around & to update phone numbers/email addresses if they had changed.
Todd asked for a motion to approve the minutes of the annual fall meeting 2025
(minutes have been posted on the website since last fall), motion was made and 2nded and passed.

Todd noted that since we had several presentations today, time permitting, there will be a short business meeting after presentations and any questions & answers periods.

Todd called an adjournment of the meeting for the guests to give their presentations.

- Moffat Co. Fire Management -Todd Wheeler – addressed area fire issues and reminded everyone that Moffat County is under a fire restriction & gave those details.
- * Moffat County Under Sheriff – Nathan Businger shared information on issues related to Property checks, unfamiliar vehicles & persons in the area and how to report Related issues for the ranch.
- * CPW – officer Jared Lamb addressed the wildlife herd conditions, information regarding Licenses for 2026 hunting seasons and other pertinent information regarding wildlife in general.
- Carolina Manriquez Supervisory Forester from Colorado State Forest Service and fellow forester presented information on the fuel reduction project in Routt Nat'l. forest land that borders Wilderness Ranches parcels & the Ranch reserve and What their hopes are for cooperation from our landowners in the way of fuel reduction on The private side of the boundary.
- Marlin Eckhoff – Mo Co Building Dept. had a handout report as he could not be in person. Several of these informative reports have been summarized and will be posted on the website.

Since the presentations ran as long as they did, the business meeting was not called back to order. The following is general information that was printed on the agenda in the event it could not be covered.

- Report from the Officers:
 - President – Vice Pres. Todd Carlson & Ty Stewart
 - ✓ County Road 38 update: mag applied \$19,483.20
 - Water tanks updates and new water trailer info & update
Del. fee & material to hook into system \$1,535.47
 - Other Reports -
 - ✓ Fish update. Had approx. 750-780lbs. of fish delivered on June 13th.
((\$5957.50 + \$100 to driver or Sat. delivery))
 - ✓ A BIG “THANK YOU” to those who turned out to help! 😊 adults & children.
A total of 41 coolers full of fish were delivered to 3 ponds.
Pond # 3 was not filled this year.
 - Fencing update: Laydown fence is up & repaired in numerous places \$877.12
 - New fencing is being considered for several areas again this year.

Secretary/Treasurer Report-

- * Current number of Landowners who have paid memberships for 2026 = **302**
Which equates to **368** lots have dues paid for 2026 & 1 lot is paid for 2027

Several owners paid assessments at the luncheon & numbers will be updated accordingly.

- * Checking account bank balance as of June 30, 2026: \$ 53,459.98
- * Legal fund bank account balance s of June 30, 2026: \$ 12,412.97
(Balanced to June bank statements)

* **Correspondence:** Each year an updated owners’ list is received from the County and each year there are numerous notices returned in the mail. Please update the County with a new mailing address & **ALSO** please clarify where notices and cards are to be mailed if you have more than one address (ie: Street & PO Box)

A question was asked regarding the outcome of any lease sales:

** Latest Update on Letter from US Department of the Interior- Courtesy Notice –
Last posted sale date was June 16, 2026 – no further notices have been received as to any actual sales taking place. Spoke with a BLM representative and results will be released in August of any successful sales.

Old Business- Working with the web designer to update & make editing more user friendly.

- Responses regarding trying to have a Zoom meeting, No = 110
Yes = 86, and Questionable depending on day & time = 66. It is deemed the annual meetings cannot be via Zoom at the ranch– potentially quarterly board meetings held in town,
- Audit Update- waiting for the CPA office to confirm data needed and price, at this time
- They are looking at performing an audit on the 2026 financial records as no one can has time in their schedules until fall of 2026 to begin. Will have follow up info at the Oct. meeting.

New Business:

- Upcoming Fall elections: Pres. has appointed 3 volunteers to comprise the nominating committee; Tom Cramer, Scott Dinkler, MaryEllen Boehler.
These members will gather names of potential members in good standing who wish to be on the ballot for election to the board, if you are interested in applying, please see one of these members.

There are four seats up for election for the 2027 to 2028 term & several current board members are interested in continuing to serve.

Respectfully submitted Vicki Burns, Sec/Tres