

2nd meeting - 1/27/2026

7:30 meeting called to order – present are Stephany, Russell, Karen and Mark.

Motion to accept minutes from previous meeting by Stephany, seconded by Karen

Old business:

Accounts will be reconciled through December and sent to everyone.

Solar panel replaced and holes at west well have been taken care of.

Pole at east well replaced..

Water well maintenance – will add the companies from previous meeting to call out list for repairs.

Road maintenance – talked to a couple of POAs about it (Jackson Ranch and Broken Spoke) – waiting on companies to respond.

Website – discussed how to get it done as well as examples from other POAs.

Dues – moving forward with correct dues of \$1/acre. Annual meeting will need 70% of ALL members to increase to \$2.

Change bylaws – We want to change covenants dictating how we vote (ie 70% of all members present instead of 70% of all members that are a part of the POA, or possibly mail in voting). Possibly change dues. We want to change the way we send out notices (electronic vs snail mail) and possibly electronic voting with a time frame (say 1 month). We will hopefully have everything ready to present by June where we can go ahead and do an annual meeting to try to get some of these things on the agenda.

Kick out non land owners of FB group, add dustyroseranchpoa email to FB so everyone is aware.

Make post introducing directors on FB – phone numbers and email for POA and if there are any problems

Per Edwards county – will be working roads in March

Clint resigned - we will not fill his this position. We still have minimum number of officers and will not try to fill this position at this time.

Next members meeting 3/3/2026 7:30.

No further agenda – Mark to adjourn and Russell second at 8:44.