



# A t t h e R a n c h

www.deerspringsranch.org

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## **PRESIDENT'S PRONOUNCEMENT**

*Candace Bosze, President*

Happy Holidays to Everyone in 2005!  
Happy New Year for 2006!

From the entire board, we wish all of you and your families a happy and healthy holiday season. For the New Year 2006, we hope you will visit the ranch, stay awhile, and rejuvenate your spirits!

Since the Annual Meeting in September, the board has been diligently working to create a financial budget for 2006. I believe we have just about accomplished this task and will be operating within this framework.

Hopefully, there will be no major surprises or emergencies for the ranch to address! To aid in the ranch improvement, I have declined all monies for my Presidential duties and wish to have this money go back into DSROA. Barbara's wish list included a riding lawnmower, so my husband and I bought this for the ranch as an early Christmas present. Enjoy cutting all of the lawns!

The assessment dues for 2006 will remain at \$395 as it has been for the last years. When we received feedback from the Annual Meeting, no increase in the dues was the general consensus. If there was a need for new or major projects, the members indicated they would prefer a one time assessment.

Members wanting to make early cabin reservations, please be remindful of the January 15th date to have these dues paid and March 1st for the dues to be considered on time. After this March date, there will be interest added.

The committees and chairpersons have been appointed and many members have responded that they really want to see outstanding accomplishments from the committees. These committees should be on going, working groups. As President, I would like to have these committees function on a higher level to bring insight and new ideas to the board. The ranch can surely move forward with knowledgeable and enthusiastic members involved. If you still feel that you want to be included, just email me. In advance, thank you for your time and efforts. We will want to hear how you are progressing.

The cabins are being given some face-lifts with new roofs, floors, furniture, dishes and more. The roads are going to be continued for maintenance and are in overall good and usable condition. We are also in communication with the Forest Service to make the Pink Cliffs Loop Road passable again and have an easement for the Pipeline Road. The negotiations look very good at this time.

You are always welcome and encouraged to come to the meetings. Look on the website for dates and times. The next two meetings will be dedicated to the review and finalization of the Legal Documents with the presentation to the

membership in the spring. Have a wonderful year!

## **MANAGER'S MESSAGE**

*The Board received the following letter from Barbara Button, dated Dec. 13*

Dear Board of Directors,

As most of you are aware, I have two jobs at Deer Springs Ranch. My first job is the bookkeeping job (account receivable, accounts payable, cabin reservations, bank deposits, website management, member relations/information, record keeping, and budget criteria). Before the current board took office, I also was responsible for the newsletters, the minutes, and most correspondence. Each board president has handled the mail and correspondence differently.

The second job is the management job. The contract for the management position ends March 1, 2006. The following

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is some of the wording from our contract and states the responsibilities of the manager.

1)Efficient use of employees to: clean cabins, do minor repairs and maintenance work on equipment and cabins, maintain headquarters area in a neat appearance, take care of animals, schedule horse rides and maintain tack, do some road repairs with Kubota tractor, manage the ranch store, and cordially greet all guests of the ranch. Instruct on-site personnel when decisions are needed.

2)Continue with the new water system. Meet Utah State Water requirements in a timely manner.

3)Continue to organize and implement a road maintenance and improvement plan in coordination with the Road Chairman.

4)Continue to organize and implement a cabin maintenance and improvement plan in coordination with the Cabin Committee.

5)The insurance needs, the quarterly water tests, the phone system, brush chopping, fence repairs, stocking of the fish ponds, dealing with leases of Ranch grazing rights, all permits from Government Agencies, and any other usual workings of the ranch are the General Manager's responsibility.

The manager is responsible for all employer taxes and insurance. The manager hires all additional personnel with the exception of the grader operator.

Because we have a very strong, capable board president with some strong board member support, I believe now is a good time for me to step down from both my positions. I would like to turn the book-keeping records over to the next person the first of January as that is the beginning of our next fiscal period. I will not be renewing my manager contract March 1, 2006. However, I will continue as manager for the term of our contract.

Thank you for your support and friendships. I hope by giving you some long

term notice that you will be able to find a capable person to take over these responsibilities. Please accept my resignation effective March 1, 2006.

Sincerely,  
Barbara Button

*A PS from Barbara for the newsletter:*

The ranch has made much progress over the past seven years. We have gravel in the worst places on our roads, many new culverts, a new state approved water system, several new cabin roofs, decks, some new safer refrigerators, safer propane stoves, barbecue grills at every cabin, new flooring in most of the cabins, carbon-monoxide detectors in every cabin, improved solar, phone, and internet service at the ranch house, fiberglass showers (remember the old rusty metal ones) and the list could go on. I hope the next period, under new direction, will continue to lead the ranch in the direction the majority of the members want. If anyone has a question or comment, please contact me at kanabfence@hotmail.com or call 435-899-2029.

I have worked for the ranch for five years. The sunset on Deer Springs Point, the smell of the wet meadows, seeing the smooth glide of the wild turkeys, seeing old friends (some whom I just met the year before), watching the glow of the Pink Cliffs, listening to the running water at the trout ponds; these are just some of the many times that I will never forget. Many of you have cared about my family and many of you have shown me your love and support. I will miss you.

Best wishes for a happy, prosperous new year.

Barbara

### **SCOUT NEEDS A NEW HOME**

Many of you have come to know and love Scout over the years. He is now getting on in years and is really not rideable. He needs a new home. If you would be interested in adopting Scout, please contact Barbara Button.

### **RECENT ACTION BY THE BOARD**

*Larry Walters, Secretary*

The Board is finalizing the budget for 2006. Beginning next year, the budget will be divided into both an operating/maintenance budget and a capital improvement budget. The preliminary operating budget was approved by the Board at the December meeting, and the capital improvement budget and final adjustments to the operating budget will be approved in January. Based on actions taken by the Board, there will be no change in member assessments for 2006. The operating budget is presented below. In order to provide for a capital improvement budget, certain income items, such as wildlife revenue, have been set aside by the Board. The exact division of the revenues between the operating and capital budgets will be determined in January.

The Board voted in the December meeting to place the Kane County proposal for improving Meadow Canyon Road before the membership for reconsideration. The information to be distributed to the membership will be reviewed and approved at the January meeting.

Board and committee assignments were reviewed and approved in December as well. A complete list is included below.

### **DSROA COMMITTEES**

*The DSROA Board*

Deer Springs Ranch is a large and complex entity, and the resources of the Association are limited. In order to maintain and develop the Ranch, we must have the active involvement of many members. As a Board, we express our thanks to those who are willing to step forward and shoulder specific responsibilities. We know there are others in the Association willing to help as well, and we welcome their participation and input. The following list of committees and areas reflects our current thinking on how our efforts should be organized, and

provides points of contact for those looking for ways to use their personal expertise and interest to improve the Ranch. Please let us know of your interest either by contacting the appropriate Board representative or through the website.

**Cabin Committee**

Board Rep: Larry Clarkson  
Chairman: Ken Lent and Joe Bosze

**Capital Improvement Committee**

Board Rep: Larry Walters  
Chairman: Taylor Button

**Equipment Committee**

Board Rep: Larry Clarkson  
Chairman: Brent Fullmer and Joe Bosze

**Farming Committee**

Board Rep: Val Cram  
Chairman: Brent Robinson

**Financial Audit Committee**

Board Rep: Phil Hall  
Chairman: Nyle Willis

**Fund Raising Committee**

Board Rep: Val Cram  
Chairman: Vance Green

**Historic Buildings**

Board Rep: Val Cram  
Chairman: Barb Dawes and Larry Murphy

**Insurance Committee**

Board Rep: Phil Hall  
Chairman:

**Legal Documents, Rules & Regulations Review Committee**

Board Rep: Larry Walters  
Chairman: Ron Maehl

**Recreation/ATV Committee**

Board Rep: Larry Clarkson  
Chairman: Bill Brockbank, Rod Johnson and Greg Burk

**Road Committee**

Board Rep: Candace Bosze  
Chairman: Brent Fulmer

**Social Committee**

Board Rep: Shawna Cox  
Chairman: John and Deb Martine, Sergents

**Oversight Committee**

Board Rep: Candace Bosze  
Chairman: Ron Maehl and Bob Becker

**Water Rights and Development Committee**

Board Rep: Dale Clarkson  
Chairman: Bob Becker, Fred Searle, Vance Green

**Wildlife and Resources Committee**

Board Rep: Larry Clarkson  
Chairman: Larry Baer, Klen Brooks, Ken Lent, Rod Johnson, Fred Searle

**Ranch Area Representatives**

Lower Ranch: Larry Baer & Dave Kudel (Freddie Dunn)

Johnny Brown: Lee Bellar & Kathy Pierce

Meadow/Broad Hollow: Sonny Strain & Brent Fullmer

Crawford West: Klen Brooks & Ed Belinski

Crawford East: Joe Bosze & Dan Wirt

Pipeline: Nyle Willis & Dale Clarkson

East Slide: Nyle Willis & Larry Walters

West Slide: Ken Lent & Greg Burk

Lower Slide: Shawna Cox

Airstrip: Phil Hall

**LEGAL DOCUMENTS, RULES & REGULATIONS COMMITTEE**

*Larry Walters*

As you know, one of the important issues at the last annual meeting involved proposed changes to the Restrictive Covenants and the Association Bylaws that govern DSROA and the Ranch. Neither

set of proposals gained enough votes to pass. As the Board Representative over this area for the next year, it is my charge from the Board to lead the effort that will again consider potential revisions to our governing documents. My sincere hope is that we can update our documents in a way that both complies with recent changes in the state law and allows us to govern the Ranch in a manner consistent with the wishes of the majority of members.

With this thought in mind, I would love to hear your thoughts on how these documents should be updated. Remember that changes to the Restrictive Covenants are legally binding provisions that run with the land. As such they require the support of 3/4 of all members in order to be changed, so potential changes that appeal to small groups or particular interests are unlikely to be adopted. Given the difficulty in changing these Covenants, it is probably a good idea to keep them fairly general.

The Bylaws provide the details on how the Association is organized and how it will carry out the business of the members. Changes in the Bylaws require the support of 2/3 of all members, so again any needed restructuring needs to be supported by a broad cross-section of members.

If you haven't reviewed the current documents lately, they can be found on our website. I have two questions for you regarding these documents:

1)What do you like and want to keep about the way the Association operates and about the covenants and rules that govern the Ranch?

2) What do you want to see changed in either the operation of the Association, the principles that govern the Ranch or the specific requirements and limitations placed on members?

Your thoughts and suggestions will be considered most carefully. Please send them to me at the address shown in the Comments section. Thank you!

## 2006 OPERATING BUDGET

In the figures which follow, it will be noted that budgeted expenses for 2006 appear to be up by over 17% compared to 2005. This is quite deceptive. The 2006 budget reflects what was actually spent in 2005, for the most part. Budgeted expenses in 2005 were low because we knew we had to finish the water system. In fact, one time monies allowed us to complete the water system and maintain historical spending patterns in other areas. Next year is expected to be a more "normal" year.

Also in 2006, the Board is moving to a separate capital improvement budget which is still being developed and will be finalized in January.

For 2005, member assessments will remain the same at \$395 per lot. In order to keep early cabin reservations active, assessments must be paid in full by January 15, 2006. Assessments are due by March 1 and are past due after March 15. Past due assessments will be charged interest at an annual rate of 18%.

**TABLE 1. Operating Budget**

	2005 Budget	2006 Budget
<b>Income</b>		
Assessments paid	\$ 110,000	\$ 110,000
Bldg & Facilities Rental Income	1,000	1,500
Reservation fees	4,000	3,000
Store sales	900	1,500

**TABLE 1. Operating Budget**

	2005 Budget	2006 Budget
Tractor work income	2,000	1,800
Horse rides	1,700	2,000
Livestock/grazing income	2,200	5,000
Wildlife	5,000	1,500
Miscellaneous income	500	500
<b>Total Income</b>	<b>\$ 122,300</b>	<b>\$ 126,800</b>
<b>Expenses</b>		
Cabin maintenance	5,000	8,300
Cabin supplies	1,500	2,000
Laundry	2,000	1,500
Propane	6,000	6,500
Store supplies	500	1,500
Bankcard merchant fees	600	900
Petting zoo/misc. feed	500	550
Fuel, Non-road use	3,000	3,000
Tractor/grader repairs	1,500	2,600
Tractor payment	6,400	6,400
Horse tack/Feed	2,700	2,000
Insurance-Horses	4,200	4,200
Veterinarian/Horse shoes	800	1,700
Admin/Management	8,400	7,200
Web site maintenance	1,200	1,200
Management Fee	30,000	36,000
Crop management/ero- sion control	-	400
fencing materials	900	1,200
Grazing fee expense	300	300
Auto expense	4,000	6,000
Headquarters area	1,000	3,000
Telephone/Trash	2,000	2,200
Tools	500	750

**TABLE 1. Operating Budget**

	2005 Budget	2006 Budget
Legal counsel/record- ing fees	1,500	1,500
Liability/property insurance	5,500	6,000
Printing & postage	1,200	1,250
Office supplies	200	350
Bank service charge/ interest paid		10
Miscellaneous		700
Tax: Federal	300	250
Tax: Property	6,200	6,200
Tax: State	200	200
Contract services	8,000	8,000
Culverts etc.	-	1,000
Signage/maps	-	150
System maintenance & repairs	1,200	750
Fish & supplies	500	1,000
<b>Total expenses</b>	<b>\$ 107,800</b>	<b>\$ 126,760</b>
<b>Net Income (Loss)</b>	<b>\$ 14,500</b>	<b>\$ 40</b>

## COMMENTS

*The Editor*

Please send your comments and suggestions for the newsletter to Larry Walters at:

LarryWalters@earthlink.net  
or mail them to:

2766 West 370 North  
Provo, UT 84601

And please visit our website at:

**www.deerspringsranch.org**

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