

# DSROA Board of Directors Meeting – 9:00 AM Saturday March 14, 2026

*IN PERSON AT DSROA HQ, ZOOM LINK ALSO PROVIDED*

## Board Members

Kurt Jacobsen,  
Thomas LeClair,  
Cade Hoff  
Michael Jordison  
Kevin Pool  
Jeff Collins  
Bart Battista

## Positions / Areas of Responsibility

President, Agriculture  
Vice-President, Website, Member Communications  
Secretary, Reservations  
Treasurer  
Roads, Wildlife, Fish ponds  
Cabins, HQ, Fuel, Equipment  
Water, Risk Assessment/Management and Safety

MEETING AGENDA	Approximate Time
<b>1. Presidents Welcome</b> – Kurt Jacobsen Prayer – By Invitation Roll Call – Kurt Jacobsen Property Manager Intro	The board meeting began with Kurt welcoming attendees and Kevin leading a prayer. The board confirmed attendance. Kurt introduced Ezra and Maria as the new property managers.
<b>2. Approval of Minutes</b> – Cade Hoff January Minutes	The Board approved the January Minutes
<b>3. Approval of Agenda</b> - Kurt	No additions or modifications to the agenda were made
<b>4. Treasurer Report</b> – Michael Jordison Dues/Expenditures/CD's/Budget Annual invoices sent Past Due Accounts Reserve Study	The board approved the agenda for future meetings. Michael Jordison presented the treasurer's report, noting that dues collection was slightly low but expected to increase as Dues became Due: Checking \$215,000 Reserve Fund \$108,333 Annual Meeting \$10,739 Booster Pump Fund \$15,744  Michael Explained next steps now that the board has hired North Star Reserves to conduct a reserve study, which is required by the association's bylaws and state law.
<b>5. PM Report</b> a Property Manager Report - Ezra b Reservation Report - Cade	Ezra provided an update on property maintenance, including inspections of cabins and vehicles, and Cade reported that reservations were ahead of last year's numbers despite previous price increases. Kurt expressed confidence in Ezra's performance as property manager



<p>c Cabin 2 Rodent Remediation – Jeff</p>	<p>The board discussed rodent remediation in Cabin 2, noting the need to inspect and develop a plan before the first reservation in June. Jeff and Ezra had plans to investigate as soon as it was accessible</p>
<p>d Above Ground Fuel Storage – Kurt</p>	<p>The board discussed above ground fuel storage tanks, with Kurt recommending maintaining the existing buried tank with regular tightness tests rather than switching to above-ground tanks, as it remains in good condition and is not currently under regulatory scrutiny. They also addressed fuel purchases, considering changing the headquarters tank from gasoline to diesel for equipment use and moving a 200-gallon tank for ethanol-free gas, Bart explained the 1,320 gallon threshold for SPCC plan requirements.</p>
<p>e Donation of Cinders from Dale Clarkson – Kevin</p>	<p>Kevin and others discussed the use of cinders on DSROA roads, with Kevin noting that while they are effective in certain areas, their placement is crucial as they can wash away on slopes. In the past Larry had expressed concerns about members using trailers on steep roads to transport the material.</p> <p>The group discussed the use of cinders for road improvement, with Kevin planning to meet with Dale to further discuss the usage and distribution of materials. Lynette raised concerns about the poor condition of the road to her lot (193), which has affected access for new owners of lots 194 and 207, and requested that it be included in the improvement plans. Kevin acknowledged the issue and agreed to inspect the area, noting the limited budget and extensive road damage due to recent heavy rains. Thomas suggested testing the use of senders on DSROA Lot 190, which is flat and accessible, as a potential site for storing and testing the cinders.</p>
<p>f Donation of Solar Panels for Well Solarization from Dale Clarkson - Bart</p>	<p>Bart indicated that he is doing sizing calculations and waiting for some estimates. Cade brought up that Dale had indicated that previous irrigation was done with a well that was not suitable for culinary distribution, but it might be an option to pull from for irrigation. Bart will get with Dale to find out more about the equipment he has available. Cade will send sizing information to Bart he received from Brent.</p>

<p><b>7. Old Business (Tabled / Assignments from Previous Meetings)</b></p> <ul style="list-style-type: none"> <li>a Ranch Manager Replacement – Board <ul style="list-style-type: none"> <li>i Ezra Onboarding Activities</li> <li>ii Ordering Process</li> </ul> </li> <li>b Cattle Company Lease Exp Nov 2027 - Board <ul style="list-style-type: none"> <li>i Contract Review</li> </ul> </li> <li>c Finalize Contracts - Board <ul style="list-style-type: none"> <li>i Bookkeeper – Abbie Jones</li> <li>ii Office Admin - Danielle</li> <li>iii Water Testing – Tina Collins</li> </ul> </li> <li>d Waiver Committee Report – Tom</li> <li>e Water Hauling / Septic Permits – Cade <ul style="list-style-type: none"> <li>i No permits issued until Mid-July</li> </ul> </li> <li>f Status of Website - Michael</li> </ul>	<p>Discussions about following the checklist and making sure the items on that were discussed and covered with Ezra. Kurt agreed to pull up the checklist and make sure it had been reviewed with Ezra.</p> <p>The board discussed how Ezra should handle maintenance item expenses. Resolution of the board is that he should at least inform the board member over the area but if no response procure the items needed to complete the work.</p> <p>Board will schedule another executive session to go over the contract. Everyone needs to read over the latest version and be prepared for comments. Cade will schedule a meeting with the board for March 19<sup>th</sup></p> <p>Cade will work to separate the contracts for Abbie and Danielle and then the board can have them reviewed.</p> <p>Discussions were on hold until insurance was resolved. Tom indicated that they had a version to share with the board and Jeff indicated that he didn't think it had been finalized yet. Tom indicated he would work with the committee to finalize and would send it to the board.</p> <p>Cade indicated that the public input meeting went well but the board would not be able to approve until April and then the rule changes would have a 3 month exit period so Kand County would not actually take over jurisdiction until July. Until that time no Septic would be approved for DSR under the current guidelines.</p> <p>Michael noted that while he made some website updates, he lacks time to make further improvements and is open to others taking on the</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

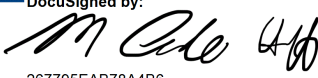
<p>g Status of Insurance - Michael</p> <ul style="list-style-type: none"> <li>i Liability</li> <li>ii Directors Liability</li> <li>iii Property</li> </ul> <p>h Fire Safety – Bart</p> <ul style="list-style-type: none"> <li>i DSROA Fire restrictions</li> <li>ii Fire District Participation</li> <li>iii Fire warden visit</li> </ul> <p>i Booster Pump Installation - Bart</p>	<p>website management role. The board discussed the website situation, with Kevin expressing frustration that the website was taken down without proper board procedures or a vote, despite previous discussions about rebuilding it in 2019. After debate, Thomas made a motion to either restore the original website or leave the replacement site as-is until resources are available, Kevin was the only one that voted for restoring the old website, so the decision was to leave things as they are.</p> <p>Liability Insurance has been procured. The board is currently working on quotes for Directors insurance and as previously discussed the board will seek out legal council and insurance expertise among members</p> <p>The board discussed fire safety regulations and restrictions, with Bart explaining the current restrictions in Kane County common areas and no fireworks/explosives, they need to clarify the existing rules for common areas. Bart is also going to work to schedule a visit from the Fire Warden. At this time the board does not see a need to discuss fire district participation.</p> <p>Tina formally requested an agenda item to amend the rules at the April meeting. She also suggested having our own fire danger signs indicating current levels at ranch entrances.</p> <p>Tammy also proposed the possibility of having BLM or Department of Forestry personnel use a cabin as a satellite base during fire season, though this would require further investigation</p> <p>Bart reported that booster pump waivers would be rescinded, and the system would instead be managed through water system management requirements, with two booster pumps still needed to meet minimum pressure requirements.</p>
<p><b>8. Brief report of each area of responsibility</b> Kurt Jacobsen Thomas LeClair Cade Hoff Michael Jordison</p>	<p>Kevin thanked the broad hollow residents for clearing the snow from the roads as it helps them dry out faster and prevents damage.</p>

Kevin Pool Jeff Collins Bart Batista	Bart brought up hiring a backflow inspector and the board agreed he should hire Andrew Monroe who performed them for us previously.
<b>9. Adjournment</b>	Meeting was adjourned at 11:30

**ACTIONS TAKEN WITHOUT A MEETING** (Email approved since last agenda) – Provided for member information

1. Letter Sent to Johnny Brown indicating that the fence on Lot 1 has been accepted as a donation, the board does not plan on making any modifications to the fence at this time, members instructed to inform the board of any maintenance needed on the fence.
2. Board has engaged North Star Reserves to Conduct a Reserve Study
3. Board selected Cincinnati Insurance as our new Liability Provider
4. Board has decided to split the bookkeeping responsibilities into 2 parts Abbie will handle Bookkeeping and financial records and Danielle will resume Office Admin responsibilities

NEXT MEETING : 9:00 AM APRIL 11<sup>th</sup> – IN PERSON WEATHER PERMITTING

DocuSigned by:  
  
267795EAB78A4B6...