

DSROA Board of Directors Meeting – 9:00 AM Saturday April 11th, 2026

ZOOM ONLY, ZOOM LINK 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, Water
Treasurer
Roads, Wildlife, Fish ponds
Cabins, HQ, Fuel, Equipment
Water, Risk Assessment/Management and Safety

MEETING AGENDA	Approximate Time
<p>1. Presidents Welcome – Kurt Jacobsen Prayer – By Invitation Roll Call – Kurt Jacobsen</p>	<p>Board and Ranch Manager in Attendance: Cade Hoff (83), Jeff Collins (121), Kurt Jacobsen (90), Bart Batista (94), Thomas LeClair (188), Michael Jordison (67), Ezra & Maria Black (283) Board Members Unavailable: Kevin Pool Members in Attendance: Joan Smith (269), Laurie Hopkins & Steve Gothard (221), Clint Gray (211), Mike McNichols (270), Zachary and Jennifer Gummow (268), Daniel Wirt (40), V Green (156) Bruce McQueen (101), Joe and Candy Bosze(107), Ben Collinwood (227), Brian Castle (130)</p>
<p>2. Approval of Minutes – Cade Hoff March Minutes</p>	<p>March Minutes were approved with no changes.</p>
<p>3. Approval of Agenda - Kurt</p>	<p>Agenda was approved with no changes</p>
<p>4. Treasurer Report – Michael Jordison Dues/Expenditures/CD's/Budget Past Due Accounts Reserve Study</p>	<p>Michael Jordison presented a comprehensive financial update:</p> <ul style="list-style-type: none"> • Most budget items remained within expected ranges with minor overruns • Account balances totaled \$342,210 across all accounts: <ul style="list-style-type: none"> ○ Checking: \$216,537 ○ Savings 1: \$6,196 ○ Savings 2 (water connections): \$15,747 ○ Reserve fund CDs: \$108,628 ○ Annual meeting CD: \$10,739 • Outstanding dues were slightly higher than normal (30-35 accounts), possibly due to economic factors • A \$55 charge to the Department of Agriculture was identified and later clarified as a check to the Department of Agriculture,

	<p>though the specific purpose required further investigation</p> <ul style="list-style-type: none"> • Reserve study scheduled for April 26, with Michael planning to attend and requesting a volunteer backup if needed
<p>5. PM Report - Ezra</p> <ul style="list-style-type: none"> a Property Manager Report b Reservation Report 	<p>Ezra reported that water systems were activated in the upper cabins and that he had prepared Cabin 7 and was working on Cabin 8, with the ability to shift focus to Cabin 9 if needed.</p>
<p>5. Open forum for members (2 – 3 minutes each)</p> <p>Please limit topics to feedback or questions on agenda items</p> <p>President may open / close topics individually for discussion</p>	<p>No comments from members</p>
<p>6. New Business</p> <ul style="list-style-type: none"> a Request for Rules Modifications <ul style="list-style-type: none"> i Notice to members for May ii DSROA Fire restrictions iii Cabin Waiver iv Fine Policy 	<p>The board discussed establishing a committee to align existing rules and regulations with governing documents, with Bart leading the effort. The discussion revealed that the bylaws may not be properly recorded, which could impact their enforceability. The committee's scope was expanded to include researching and ensuring proper recording of bylaws, in addition to reviewing and aligning existing rules.</p> <p>Cade expressed concerns about potential issues in the bylaws, particularly regarding contradictions around notices, while Bart emphasized the need to record existing documents before making major changes. Bart shared that an AI analysis identified around 20-30 discrepancies between current rules and CC&Rs that could be easily fixed. The committee agreed to review three specific items on the agenda (fire restrictions, waiver, and fine policy) as part of the broader review process to identify and address discrepancies between rules and CC&Rs before involving legal counsel.</p>
<p>7. Old Business (Tabled / Assignments from Previous Meetings)</p> <ul style="list-style-type: none"> a Ranch Manager Replacement – Board <ul style="list-style-type: none"> i Ezra Onboarding Activities 	<p>The discussion focused on reviewing the onboarding progress for the new ranch manager, Ezra. Kurt reported that he had gone through systems and provided recommendations to Ezra, who expressed confidence in his understanding of the ranch operations. Cade raised concerns about completing the checklist and suggested implementing 30, 60, and 90-day check-ins to ensure proper onboarding. Kurt agreed to review and complete the checklist with Ezra and Jeff to ensure all necessary areas are covered.</p>

- b Cattle Company
Lease Exp Nov 2027
- Board
 - i Meeting with
Kevin
Ballard

- c Finalize Contracts -
Cade
 - i Bookkeeper – Abbie
Jones
 - ii Office
Admin -
Danielle
 - iii Water
Testing –
Tina Collins

- d Water Hauling /
Septic Permits –
Cade
 - i Still Waiting
for changes
to be
approved

Kurt provided an update on the cattle lease situation:

- Current lease expires November 27, 2026
- Counter lease proposal sent to Kevin Ballard
- Unable to meet with Kevin due to Spring Roundup activities
- Kevin acknowledged receipt of contract and indicated willingness to meet
- NRCS application window for current year has passed
- Kevin maintains his position in line for NRCS contracts (third year, nearly guaranteed for next year)
- Kevin continues to work on improvements while lease negotiations pending
- New meeting to be scheduled after roundup completion

Cade reported on contract finalization status:

- Danielle and Abbie's contracts still need to be finalized and prepared for attorney review
- Work remains outstanding but will be completed

Cade provided a detailed update on the regulatory transition:

- Board of Health expected to meet early the following week to pass new resolution
- Three-month "cool-down" period will follow passage for county transition
- Counties need time to establish procedures to replace Board of Health processes
- Anticipated timeline: July 2026 for permit applications through county
- Current applications would likely be denied as ranch doesn't meet current county requirements
- Members should wait until July timeframe to apply for septic permits

- e Cabin Waiver – Tom
 - i Legal Review
- f Meeting with Attorney - Board
 - i Property Insurance Options
 - ii Contracts

The board established a committee to meet with an attorney regarding insurance and liability issues:

Committee Composition Discussion

Initial proposal suggested Michael, Cade, and Thomas, but Thomas's travel schedule created complications:

- Thomas outlined extensive travel schedule over next 7 weeks (Las Vegas, San Diego, ranch vacation off-grid, Dallas, Huntsville)
- Thomas offered to participate when possible but couldn't guarantee availability
- Bart offered to serve as backup given his corporate legal experience
- Jeff Collins expressed interest based on his involvement with waiver language development
- Discussion about whether listening in would be valuable versus active participation

Committee Scope Clarification

Michael Jordison provided important clarification on the committee's focus:

- Primary focus is insurance issues, not waiver language development
- Waiver is part of discussion only as it relates to insurance impact
- Specific concern: whether waiver expanded insurer's responsibility and contributed to current insurance situation
- Waiver language review and implementation would be a separate discussion
- Committee scope intentionally kept narrow to address immediate insurance crisis

Rationale for Limited Committee Size

Kurt explained that limiting the committee to three members would:

- Reduce attorney costs (seven board members would be expensive)
- Ensure continuity with members who have context from previous discussions
- Allow for efficient decision-making and reporting back to full board
- Leverage legal minds with relevant experience

Committee Formed

Board voted to have Cade, Michael and Thomas be the legal committee.

- g Status of Insurance - Michael

Michael provided a comprehensive insurance status update:

Directors and Officers Insurance

<ul style="list-style-type: none"> i Directors Liability ii Property 	<ul style="list-style-type: none"> • Preliminary quotes coming in around \$4,000-\$5,000 annually • Represents approximately 5x increase from previous rates (was around \$1,000) • Multiple brokers contacted for competitive quotes <p>General Insurance Challenges</p> <ul style="list-style-type: none"> • DSR's unique situation making it difficult to find coverage in normal market • Forced to seek coverage in secondary market, which is significantly more expensive • One member responded to request for insurance expertise, suggesting working with brokers (already being done) • Ongoing back-and-forth discussions with brokers with limited movement
<ul style="list-style-type: none"> h Fire Safety – Bart <ul style="list-style-type: none"> i DSROA Fire restrictions ii Fire warden visit 	<p>Fire Warden Visit</p> <ul style="list-style-type: none"> • Bart apologized for lack of progress during the month • Plans to reach out to fire warden during April to schedule visit • Better ranch access now available for inspection • Fire warden is same person who has been working with the ranch (Spencer Rolo left 1.5 years ago) • Warden also works with Best Friends and is familiar to Bart's team
<ul style="list-style-type: none"> i Booster Pump Installation – Bart 	<p>Booster Pump Installations</p> <ul style="list-style-type: none"> • Lots 147 and 143 still need booster pump installations • Work to be done at members' discretion • Booster pump waiver requirement being eliminated, reducing urgency • Budget line items remain available for the work • New ranch manager's presence and improved access will facilitate scheduling
<ul style="list-style-type: none"> j Well Solarization – Bart 	<p>Well Solarization Project</p> <ul style="list-style-type: none"> • Considered lower priority due to cost concerns • Cade sent background write-up to Bart recently • Bart completed independent engineering analysis and system parts selection • Plans to combine analyses into proposal for when budget allows

k Backflow Inspection
– Bart

- Project ready to move forward when funding available

Bart presented a proposal for required backflow inspections:

Inspection Details

- Andrew Munroy submitted proposal to conduct inspections
- Same inspector who performed 2024 inspections
- Original quote: \$500, corrected to approximately \$620 due to invoice errors
- Scheduled for April 2026
- Ezra will try to be present during inspection

Compliance Urgency

- Inspection was not completed in 2025, creating compliance gap
- Need to complete inspection as soon as possible to meet code requirements
- Once completed, will be in compliance for the year

Inspector Qualifications

Bart explained the limited availability of qualified inspectors:

- Only people with backflow inspection qualifications in Kane County work at Best Friends
- Best Friends paid for their staff to obtain qualifications
- Same inspectors serve Kane County School District, City of Fredonia, and Glendale
- No other qualified inspectors in the commuting area
- Preference for using local, qualified contractors when possible

Board Approval

While not requiring formal vote, board members expressed agreement with proceeding:

l Cabin 2 Rodent
Remediation – Jeff

Jeff Collins provided an update on Cabin 2 conditions:

- Brent and Ezra walked through cabins during well pump activation
- Brent reported Cabin 2 doesn't look as bad as feared
- Previous year (2023) saw severe infestation, nicknamed "House of Dahmer"
- Muricide (rodents killing other rodents and bringing them inside) occurred in 2024

m Above Ground Fuel
Storage – Kurt

- Wednesday inspection planned with Ezra to assess and develop remediation plan
- Kurt noted that rodent problems tend to move between cabins year to year

Above Ground Fuel Storage Project

Kurt provided a comprehensive update on fuel storage compliance:

Current Situation and Timeline

- Compliance deadline: July 1, 2026
- Waiting for better weather to complete cement work
- Fuel storage tank already available in cart barn

Project Scope

Kurt outlined the multi-step project plan:

1. Remove fuel from tank in wellfield
2. Excavate fair-sized hole for new tank location
3. Fill hole with pit run material
4. Pour concrete slab
5. Install new tank on slab
6. Move 200-gallon tank from behind ranch house to bermed area
7. Designate moved tank for gasoline storage
8. Transfer diesel to larger tank (better storage life)

Regulatory Compliance

Kurt explained the registration requirements:

- Received flyer from state about registration requirements
- Spoke directly with state representative for clarification
- State's primary concern is tanks with underground plumbing
- DSR's 2,000-gallon tank in berm has no underground pipes (top-draw only)
- State representative indicated DSR not currently on their radar
- Still should register as good practice for tanks over certain size
- Registration is 4-page checklist with checkboxes

Pre-Registration Compliance Work

Kurt plans to complete compliance work before registering:

- Make wellfield tank compliant (currently out of compliance)
- Conduct ground compression test around 2,000-gallon tank (required every 5 years)

<p>n Cinder Usage - Kevin</p>	<ul style="list-style-type: none"> • Has list of contractors who can perform compression test • Will obtain cost estimates for compression testing <p>Spill Prevention Control and Countermeasures (SPCC) Plan</p> <p>Bart provided detailed information on SPCC requirements:</p> <p>Regulatory Threshold</p> <ul style="list-style-type: none"> • SPCC plan required if total fuel volume exceeds 1,320 gallons • DSR's combined fuel storage exceeds this threshold • SPCC is separate from state registration program <p>Plan Requirements</p> <ul style="list-style-type: none"> • Relatively simple process for DSR's fuel volume • Fill-in-the-form documentation • Affirm compliance with on-site inspection requirements • Establish regular inspection schedule <p>Importance and Consequences</p> <ul style="list-style-type: none"> • EPA can fine up to \$25,000 per day for non-compliance • Represents best management practice beyond regulatory compliance • Ensures fuel tanks aren't contaminating property • Bart offered to assist Kurt with SPCC plan development <p>Implementation Timeline</p> <p>Cade summarized the three-step process:</p> <ol style="list-style-type: none"> 1. Fix wellfield tank and transfer fuel 2. Register with state 3. Develop SPCC plan with Bart's assistance <p>No Discussion on Cinders</p>
<p>8. Brief report of each area of responsibility Kurt Jacobsen Thomas LeClair Cade Hoff Michael Jordison Kevin Pool Jeff Collins Bart Batista</p>	<p>Water System Management</p> <p>Bart provided updates on water usage and system maintenance:</p> <p>Water Usage Statistics</p> <ul style="list-style-type: none"> • Lower system used 0.19 acre-feet of water for the year to date • Usage consistent with previous years • No major changes or concerns in consumption patterns

Valve Exercise and Inspection Plan

Bart discussed plans to develop a comprehensive valve maintenance program:

- Working with Ezra to create valve exercise plan
- Goal: prevent valves from rusting and seizing
- Some valves in lower water system at risk of breaking
- Need to identify at-risk valves and replace before failure
- Concern: valve breaking during repair work would create two problems instead of one
- Regular exercise will extend valve life and ensure operability

Upper Cabin Water System Startup

Jeff led a detailed discussion of upper cabin water system activation:

Preparation Work Completed

- Brent and Ezra activated spring pump
- Water pumping to upper tank
- System chlorinated for disinfection
- Chlorine allowed to sit in pipes for proper contact time

Wednesday Activation Plan

- Jeff, Ezra, and Brent scheduled to activate all cabin systems
- Will fire up water and propane in all upper cabins
- Final walkthrough and system checks

Chlorination Protocol

Bart emphasized proper disinfection procedures:

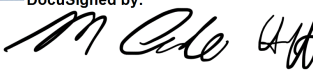
- Not a public water system, so no formal reporting required
- Following public water system protocols as best practice
- Ensuring minimum 24-hour chlorine contact time
- Complete system drainage before member use
- Preventing high-strength chlorinated water from reaching members
- Quality assurance for member safety and satisfaction

Rules and Waiver Committee Dissolution

Thomas DSR made a motion to formally release the Rules and Waiver Committee from further responsibilities:

	<ul style="list-style-type: none"> • Committee had completed its scope reviewing Rule 4.02 (fire restrictions), cabin waiver, and Rule 24 (fine policy) • Document presented to board for consideration • Thomas recognized committee members: Greg Maurer, Tina Warhurst, Jeff Collins, and Michael Jordison • Expressed appreciation for their participation and work • Kurt seconded the motion • Board voted unanimously to release committee from further duties
9. Adjournment	Meeting Adjourned at 10:22AM
ACTIONS TAKEN WITHOUT A MEETING (Email approved since last agenda) – Provided for member information 1. NONE	

NEXT MEETING : 9:00 AM MAY 9, 2026 – IN PERSON WEATHER PERMITTING

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