

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

Board and Ranch Manager in Attendance: Cade Hoff (83), Jeff Collins (121), Kurt Jacobsen (90), Kevin Pool (65), Thomas LeClair (188), Michael Jordison (67), Ezra & Maria Black (283)

Board Members Unavailable: Bart Batista

Members in Attendance Zoom: Joan Smith (269), Laurie Hopkins & Steve Gothard (221), Clint Gray (211), Zachary and Jennifer Gummow (268), Daniel Wirt (40), Lynette Foster (193), Bruce McQueen (101), V Green (156), Joe and Candy Bosze(107),

Members in Person: Tina Collins (121), Tami Leavitt (239), Mike McNichols (270), Brian Castle (130), Kristina Deeter (222)

Key Takeaways

- The board approved the previous meeting minutes and the agenda with minor modifications.
 - Significant insurance challenges persist: property insurance quotes (\$22K–\$26K) exclude wildfire coverage, and the D&O insurance application was pulled by the carrier due to the HOA's registered airstrip.
 - The airstrip's FAA registration is under review; decommissioning is being considered as an option to restore insurance eligibility.
 - A reserve study site inspection was completed; results expected within 6 weeks.
 - Most past-due accounts are now current; only 2 accounts remain more than 2 years overdue, with a collection deadline at end of May.
 - Cabin cleaning enforcement policy was discussed; the board voted to issue invoices with fees waived as a first warning for current violations.
 - A DNR-led fire mitigation grant program (no cost to landowners) was presented; work projected for 2027.
 - Fire safety and current fire restriction awareness were raised as urgent priorities given extremely dry conditions.
 - The fire truck's parasitic battery drain issue was flagged; the board approved up to one hour of diagnostic work by Ezra.
 - The EPA above-ground fuel storage paperwork must be submitted by July 1, 2026.
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Discussed Topics

Meeting Opening and Roll Call

The meeting opened with a prayer led by Kevin Poole. Roll call was conducted for both in-person and remote attendees. Board members present included Kevin Poole, Thomas LeClair, Jeff Collins, Cade Hoff, Kurt Jacobsen, and Michael Jordison (remote). Bart was absent but had submitted a proxy to Michael Jordison.

- **Details**

- DSROA (Cade Hoff): Confirmed in-person attendees and remote board members; noted Bart would likely not attend.
- MJ (Michael Jordison): Participated remotely while driving, noting potential service interruptions.

- **Conclusion**

- Quorum was established and the meeting proceeded.
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Approval of Previous Meeting Minutes

Minutes from the prior month were reviewed. No substantive changes were requested beyond minor name spelling corrections.

- **Details**

- Cade: Noted minutes were sent to board members in advance.
- Kurt: Confirmed minutes were acceptable.
- MJ: Voted aye.
- Kevin Poole: Abstained due to absence at the prior meeting.

- **Conclusion**

- Minutes were approved by majority vote.
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Agenda Approval

The agenda was reviewed and modified to include Thomas LeClair's fire mitigation update and to move the insurance discussion earlier to accommodate Michael Jordison's potential service loss.

- **Details**

- MJ: Requested insurance be discussed as part of the Treasury Report due to driving and possible signal loss.
- Cade: Agreed and added Thomas's fire mitigation item.

- **Conclusion**

- Amended agenda was approved by vote.

Treasurer's Report — Account Balances and P&L

Michael Jordison presented the financial overview, including account balances and responses to P&L questions submitted by members.

- **Details**

- MJ: Reported checking balance of \$221,000; savings of \$21,947; approximately \$119,000 in CDs (of which ~\$11,000 is the annual fund CD, not technically reserve funds).
- MJ: Explained the fencing line item (upper well source fencing to keep cattle out) started in December 2025 and completed in 2026, resulting in a slight budget overrun.
- MJ: Clarified the website line item — a 10-year prepaid GoDaddy hosting and domain registration contract totaling approximately \$2,100, secured after a service disruption forced a contract reset. Additional a-la-carte fees (e.g., SSL, email accounts) may still apply.
- MJ: Noted the miscellaneous line item was not yet researched; committed to follow up via email.

- **Conclusion**

- Board acknowledged the explanations; MJ to follow up on the miscellaneous line item.
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Reserve Study Update

The independent reserve study site inspection was completed. The inspector is working on the report with a 6-week turnaround before the board receives the first review.

- **Details**

- MJ: Thanked Jeff Collins for escorting the inspector through all cabins.
- MJ: Noted he still needs to provide the inspector with current reserve fund balances, last year's P&L, and this year's budget, planned for the upcoming weekend.

- **Conclusion**

- Reserve study is in progress; MJ to submit remaining financial data to the inspector.

Insurance — Property Insurance

The board discussed the difficulty in obtaining adequate property insurance. Available quotes range from \$22,000–\$26,000 but exclude wildfire coverage, which is the primary risk concern.

- **Details**

- MJ: Stated that the offered policies do not cover wildfire, making them effectively useless for the ranch's primary risk exposure, especially given the high-risk fire zone designation.
- MJ: One broker is continuing efforts to find coverage with acceptable terms; the focus is on coverage quality, not just price.
- Cade: Noted that the HOA attorney reviewed the situation and indicated that if property insurance is not "reasonably available," there is a legal process to formally declare this, notify all members, and proceed without coverage while revisiting annually.
- MJ: Confirmed that the property insurer's concern was fire danger; they did not object to the ponds or the dam (Red Reservoir).

- **Conclusion**

- No property insurance is currently in place; the board is still pursuing options.
 - If no viable policy is found, the board may initiate the legal process to declare insurance not reasonably available, with member notification required.
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Insurance — Directors and Officers (D&O) Insurance

A D&O policy was nearly finalized but was withdrawn by the carrier after a second review identified the HOA's registered airstrip as an unacceptable operational complexity.

- **Details**

- MJ: Reported that the policy was comparable to or better than the prior coverage, but the carrier pulled the quote upon discovering the airstrip in governing documents.
- MJ: Confirmed that a request for an airport exclusion rider was denied by the carrier.
- MJ: Noted that D&O insurance is optional under Utah law, and many HOAs operate without it.
- Cade: Emphasized that D&O insurance protects board members, not the general membership, and its absence may deter people from serving on the board.
- MJ: Is awaiting the carrier's response on what steps would be required to become eligible again (e.g., removing FAA registration, closing the airstrip).

- **Conclusion**

- D&O insurance is currently unavailable due to the airstrip issue.
 - The board is awaiting carrier guidance before taking any action regarding the airstrip.
 - MJ to follow up with the carrier broker early the following week.
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Airstrip — FAA Registration and Liability Review

The registered airstrip was identified as a barrier to obtaining D&O insurance. The board discussed options ranging from deregistration to full decommissioning.

- **Details**

- Cade: Shared research indicating FAA registration is not required for emergency landings; registration primarily protects against future development restrictions.
- Jeff: Suggested reaching out to members who have used or signed landing waivers to gauge current usage before making decisions.
- MJ: Cautioned against a knee-jerk deregistration without first confirming it would satisfy the carrier's requirements.
- MJ: Noted that another Utah HOA with an airstrip resolved the issue by moving the airstrip to a separate LLC outside HOA governance.
- Thomas: Raised the option of full decommissioning (changing FAA registration, removing windsock, posting signs) if no one is actively using it.
- Kevin: Suggested consulting Larry Clarkson, who was historically involved in airstrip operations.

- **Conclusion**

- No decision made; awaiting carrier feedback.
- Board to survey members about current airstrip usage.
- Cade to send a member communication requesting feedback on the airstrip.

Board Member Indemnification and Legal Fee Advancement

In light of potential loss of D&O coverage, a board member raised the question of whether the HOA's governing documents allow for advancement of legal fees to board members facing claims.

- **Details**

- Thomas: Noted the CC&Rs include indemnification provisions but questioned whether they include fee advancement (which is distinct from indemnification after the fact).
- MJ: Confirmed this is on the list for the next attorney consultation; noted that Utah state law supersedes HOA documents.

- Cade: Flagged that the board needs clarity within approximately 6–7 days to provide 15-day notice to members before June 1st if any rule or policy change is needed.

- **Conclusion**

- A follow-up meeting with attorney Caleb to be scheduled for the following week.
 - MJ and Thomas LeClair to coordinate scheduling; MJ committed to attend regardless of other obligations.
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Past-Due Accounts

Michael Jordison provided an update on the status of overdue member assessments.

- **Details**

- MJ: Most past-due accounts are now current; only 2 accounts remain more than 2 years overdue.
- MJ: Those 2 accounts have until end of May to pay or will be sent to collections.
- MJ: The two largest previously delinquent accounts (2–3 years past due) are now fully caught up, reflected in the P&L.
- Cade: Noted that approximately 30 accounts were outstanding last month; that number has decreased significantly.

- **Conclusion**

- Collections deadline for the 2 remaining delinquent accounts is end of May 2026.
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Property Manager Report — Cabin Reservations and Cleaning

Ezra (property manager) reported on reservation status and cabin readiness, and proposed improvements to cleaning supplies.

- **Details**

- Ezra: June is nearly fully booked; a few cancellations have occurred.

- Ezra: Deep cleaning of cabins is underway; approximately 2 cabins remain to be completed.
 - Ezra: Proposed supplying cabins with vacuums or a shared vacuum to help members clean up after themselves, particularly for cabins with carpet (e.g., Garden Cabin).
 - Cade: Suggested lint rollers as a lower-cost alternative; noted the board is generally supportive.
 - DSROA: Asked Ezra to submit a written proposal for board review.
 - **Conclusion**
 - Ezra to prepare a written proposal for cabin cleaning supply improvements.
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Cattle on Ranch Property

Cattle were reported to be in areas where they are not supposed to be, including near Skutumpah and Broad Hollow.

- **Details**
 - Ezra: Has been hauling water for cattle near Skutumpah; the rancher was supposed to retrieve them within a week but has not done so.
 - Kurt: Confirmed the cattle rancher has been searching for missing cattle at Clark Bench and other locations; planned to call him later that day.
 - Cade: Suggested notifying the rancher that cattle are present on the ranch.
 - **Conclusion**
 - Kurt to contact the cattle rancher to report cattle locations and discuss retrieval.
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Cabin Cleaning Enforcement Policy

The board discussed enforcing existing rules regarding cabin cleanliness and pet-related fees, which have not been actively enforced.

- **Details**

- Cade: Current rules include a \$25 fee to bring a pet, a \$100 minimum charge for pet hair or feces left in a cabin, and actual cleaning costs for cabins not left clean (with a 72-hour notification requirement for the latter).
- MJ: Argued the pet hair/feces rule is unambiguous and should be enforced as written.
- Kurt: Shared a prior internal standard of a 30-minute cleaning window to determine if a fee was warranted.
- Thomas: Raised the question of whether cabins are adequately equipped (e.g., vacuums) for members to comply with cleaning expectations.
- Donna (chat): Noted she would pay the \$25 pet fee but needs a vacuum to remove pet hair.
- Multiple participants: Discussed the fairness of the \$25 pet fee versus the \$100 penalty, and whether a flat cleaning fee (similar to Airbnb) would be simpler.
- Thomas: Proposed an option for members to book an extra day and pay a negotiated cleaning fee to the property managers instead of cleaning themselves.
- MJ: Voted against waiving the fee for current violations, believing the rule should be enforced as written.
- DSROA: Proposed sending invoices for current violations with fees waived as a first warning, then enforcing going forward.

- **Conclusion**

- Board voted (majority in favor, MJ opposed) to issue invoices for current violations with fees waived as a one-time warning.
- Board to send a member communication clarifying cleaning expectations and the option to book an extra day for professional cleaning.
- Rule modifications (including potential elimination of the \$25 pet fee) to be deferred to the Rules Modification Committee led by Bart, with required 15-day member notice before any rule change discussion.

DSROA reported difficulty uploading meeting minutes to the HOA website due to login/validation issues.

- **Details**

- Cade: Has been unable to complete the upload due to phone number validation issues with the website system.
- MJ: Offered to upload the minutes if sent to him, noting it would take only a few minutes; declined to do so on Mother's Day but committed to completing it the following day.
- Cade: Also noted that January and February meeting recordings are available and need to be posted.

- **Conclusion**

- Cade to send minutes and recordings to MJ for upload.
 - MJ to post minutes and recordings to the website.
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Rules Modification Committee

The status of the Rules Modification Committee, led by Bart, was reviewed.

- **Details**

- Cade: No member notification email has been sent to invite participation in the committee.
- Kurt: Confirmed no such email was drafted or sent.
- Kurt: Suggested Bart lead the committee discussion at the next meeting when he is present.

- **Conclusion**

- Cade or Thomas LeClair to draft a member notification email inviting participation in the Rules Modification Committee.
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Board Email Access for Communications

The board discussed granting Cade Hoff access to the official board email address to streamline member communications.

- **Details**

- Cade: Noted delays in the current process of drafting communications, getting board approval, and having Danielle send them out.
- Thomas : Expressed some concern about past misuse of board email access by a prior board member but stated he would not abuse it.
- Kurt: Suggested the secretary role is the appropriate position to hold board email access for record-keeping purposes.
- Thomas: Agreed and proposed the motion.

- **Conclusion**

- Board voted to grant Cade access to the board email for official communications.
- Thomas LeClair to continue ghostwriting communications for board review.
- Cade to request access setup from Danielle.

Property Manager Onboarding Checklist and Lease

Kurt reported on the status of the onboarding checklist and lease agreement with Ezra.

- **Details**

- Kurt: Has the onboarding checklist and planned to complete it with Ezra within a few days.
- Kurt: Planned to contact Ezra later that day regarding the lease; noted Ezra is busy during spring.

- **Conclusion**

- Kurt to complete the onboarding checklist with Ezra and follow up on the lease.

Property Manager Contracts

DSROA noted that updated contracts were uploaded to the board's review folder the prior evening.

- **Details**

- Jeff: Identified a significant typo — a figure of \$60,000 instead of the intended \$600 — requiring correction before finalization.
- MJ: Humorously noted Danielle would be pleased with the \$60,000 figure.

- **Conclusion**

- Cade to correct the contract typo and circulate for board review.
- Executive session to be scheduled (pending Bart's return and MJ's research completion) to finalize contract discussions.

Water Hauling and Septic Permit Update

DSROA provided an update on the Kane County septic permit process related to water hauling regulations.

- **Details**

- Cade: The state health board passed a resolution in the HOA's favor, initiating a 30–90 day transition period for counties.
- Cade: Kane County Planning Commission meeting anticipated around May 13th at 6:00 PM; County Council meeting anticipated around May 26th at 10:00 AM.
- Cade: If passed, the new rules will not take effect until approximately July 2026; septic permit applications to the county likely cannot be submitted until then.

- **Conclusion**

- Members seeking septic permits should plan to apply no earlier than July 2026.

Above-Ground Fuel Storage — EPA Paperwork

Kurt reported on the status of EPA/Utah notification forms for above-ground petroleum storage tanks.

- **Details**

- Kurt: Has the paperwork (approximately 8 and 4 pages) and plans to complete it with Bart upon his return.
 - MJ: Raised concern about a potential June 1, 2026 deadline before fines begin; Kurt indicated he was told July 1, 2026.
 - MJ: Committed to reviewing Bart's recent email response to verify the exact deadline.
 - Kurt: Confirmed the forms are largely check-box compliance forms designed for commercial operations; the HOA's situation is simpler.
- **Conclusion**
 - Kurt and Bart to complete and submit the EPA paperwork within the following week.
 - MJ to verify the exact compliance deadline from prior email correspondence.
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Cinder/Sender Usage on Ranch Roads

The board discussed the potential use of cinders (road aggregate) donated by a neighboring landowner (Dale) to improve muddy road sections.

- **Details**
 - Kevin: Noted that cinders placed on sloped surfaces tend to migrate downhill; effectiveness is limited on clay/mud roads but may provide short-term benefit.
 - Thomas: Reported that Dale had indicated he was rescinding the offer because no one had taken him up on it, but suggested a direct call could reverse that.
 - Thomas: Expressed willingness to have cinders placed on the approximately 0.75–1 mile stretch near his driveway, which many ranch users travel.
 - Cade: Suggested Dale could pay for hauling, which was the primary benefit of the arrangement.
 - Thomas: Noted a fallen tree is blocking the parking area at the end of Slide Canyon Road near his driveway.
- **Conclusion**

- Kevin to contact Dale to confirm whether the offer is still open.
- If confirmed, cinders to be dumped near Thomas' driveway area for spreading.

Fire Mitigation — DNR Grant Program

Thomas LeClair presented information from a meeting with Nick Dastrup, a DNR biologist, regarding a state-funded fire fuels mitigation and road access improvement program.

- **Details**

- Thomas: Met with Nick Dastrup on Thursday; the program involves a state grant (no cost to landowners) to clear approximately 10 yards on each side of roads and thin vegetation on private property.
- Thomas: Contracts are between individual landowners and the state; landowners retain control over what is removed (e.g., conifers can be preserved).
- Thomas: The grant application deadline is October–November 2026; work would be a 2027 project.
- Thomas: Nick Dastrup offered to present at the September annual meeting (likely via Zoom).
- Thomas: Took Dastrup on a tour of the ranch, including areas near Benson's property, Christina's lot, and Tammy's lot.
- Thomas: Noted that Deer Springs Ranch has not burned in approximately 100 years, well past the typical 10–15 year ponderosa forest burn cycle, making fire risk significant.
- Kevin: Expressed interest but noted concern about what debris is left behind after hand crew or equipment work.
- Cade: Raised the question of road right-of-way on association roads through private property, which would affect whether landowner permission is needed for road-side clearing.
- Multiple participants: Discussed the Pipeline Road as a priority for clearing to provide a second exit route for the northern portion of the ranch.

- Cade: Committed to sending an email to members with Nick Dastrup's contact information (ndastrup@utah.gov).
 - Vance (member, lot 156): Raised the urgency of fire safety given extremely dry conditions and early seasonal indicators (blooming a month early, rattlesnakes active in April).
- **Conclusion**
 - DSROA to send a member email with Nick Dastrup's contact information and encourage participation.
 - Nick Dastrup to be invited to present at the September annual meeting.
 - Board to investigate road right-of-way questions related to association roads on private property.

Fire Restrictions — Current Rules and Member Awareness

Member Vance (lot 156) raised the urgency of communicating current fire restrictions to all members ahead of Memorial Day weekend.

- **Details**
 - Vance: Noted conditions are extremely dry; historically, Memorial Day is when fire incidents occur. Requested a direct link to current county fire restriction status on the HOA website.
 - Thomas: Confirmed that a link to official fire restriction sources is already included in the HOA rules; committed to posting updates on Facebook and via email as restrictions change.
 - Cade: Noted two approved fire pits on common area (headquarters and near lower cabins with adjacent water); all other common area fires are prohibited.
 - Vance: Suggested a simple physical sign at the ranch entrance indicating the current fire restriction stage.
 - Cade: Referenced a prior suggestion by Tina for a fire danger indicator sign at the entrance.
 - Vance: Offered to find and send the county fire restriction webpage link to Michael Jordison for inclusion on the HOA website.

- **Conclusion**

- Cade to monitor fire restriction status and send member notifications as conditions change.
- Vance to send the county fire restriction link to the board for website posting.
- Board to explore creating a physical fire danger indicator sign for the ranch entrance.

Cabin 2 — Rodent Remediation

Jeff Collins reported on ongoing efforts to identify and address a rodent problem in Cabin 2.

- **Details**

- Jeff Collins: Has inspected Cabin 2 three times, including with Edward, without definitively identifying the entry point.
- Jeff Collins: Found evidence of pack rat activity (disturbed sponges, droppings) but no rodents in existing traps.
- Jeff Collins: Plan includes sealing a woodpecker hole in the eave and interior pipe gaps between kitchen and bathroom, followed by thorough cleaning.
- Kurt: Suggested a live trap near the front door based on prior success.
- Multiple participants: Discussed rodent baiting strategies, including peanut butter with walnuts, peppermint oil, red pepper oil, and mixing bait with green poison.
- Jeff: Suggested leaving the cabin closed until it is cleaned and monitored for re-infestation before reopening.

- **Conclusion**

- Cabin 2 to remain closed; Jeff Collins and Ezra to complete cleaning, seal identified gaps, and monitor for further evidence before reopening (target: early June).
- Live trap to be placed near the front door as an additional measure.

Road Maintenance — Slide Canyon Washout and Bypass Road

Road conditions and maintenance priorities were discussed, including a washout on Slide Canyon Road and the status of the bypass road near the gravel pit.

- **Details**

- Kevin: Noted a plug in the wash south of Christina and Normandy is backing water onto the road, causing significant damage.
- Kevin: Confirmed Larry has graded the sandy road section, approximately doubling its width; drainage may not yet be addressed.
- Kevin: Authorized Larry to address the drainage plug up to the \$500 capital expenditure limit; board approval required for amounts exceeding that.
- Kevin: Noted Larry's equipment is visible at the gravel pit but his schedule is uncertain; committed to following up on the bypass road project.

- **Conclusion**

- Kevin to contact Larry regarding the drainage plug repair and bypass road timeline.
- Kevin authorized to have Larry proceed with drainage work up to \$500 without additional board approval.

Fire Truck — Battery Drain and Operational Training

Members raised concerns about the fire truck's readiness, including a parasitic battery drain and the need for operational training for full-time residents.

- **Details**

- Tammy: Recalled that during the Rod Johnson cabin fire, the fire truck had dead batteries, no fuel, and no water, and it took over an hour to respond.
- Ezra: Has been using the fire truck every other day to fill water troughs, keeping it exercised; has disconnected the battery due to a parasitic draw.
- Cade: Proposed authorizing up to one hour of diagnostic time for Ezra to identify and fix the parasitic draw.
- Kevin: Offered to donate small solar panels (~4 amp) to maintain battery charge via cigarette socket or direct wiring.

- Multiple participants: Discussed the value of laminated pre-flight checklists or instructional signage on the truck for emergency use.
 - Tammy: Suggested exploring whether local fire crews could use a ranch cabin as a base during high-risk periods.
 - **Conclusion**
 - Board approved (4 remaining members, constituting a quorum) up to one hour of diagnostic work by Ezra at \$100/hour to address the parasitic battery drain.
 - Kevin Poole to donate solar panels for battery maintenance.
 - Ezra to coordinate operational training for full-time residents on fire truck use.
 - Board to explore the possibility of hosting fire crew personnel at the ranch; to be added to a future agenda.
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Executive Session

Kurt proposed holding an executive session but determined it should be deferred.

- **Details**
 - Kurt: Indicated an executive session was planned but should wait until MJ completes insurance research and Bart returns.
 - Thomas: Suggested scheduling for early the following week, noting his own travel schedule as a constraint.
 - **Conclusion**
 - Executive session to be scheduled via email coordination for the following week, pending Bart's availability.
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Action Items

- **Michael Jordison (MJ)**
 - Follow up on the miscellaneous P&L line item and report back to the board via email or text.

- Submit reserve fund balances, last year's P&L, and current budget to the reserve study inspector (by the upcoming weekend).
 - Continue pursuing property insurance options with broker; await carrier response on D&O eligibility requirements related to the airstrip.
 - Follow up with the D&O insurance carrier broker on Monday or Tuesday regarding airstrip eligibility requirements.
 - Upload meeting minutes and prior meeting recordings (January, February) to the HOA website after receiving files from DSROA.
 - Verify the exact EPA fuel storage compliance deadline from Bart's recent email.
 - Coordinate with Thomas LeClair to schedule a follow-up meeting with attorney Caleb regarding D&O insurance, fee advancement, and indemnification (target: later the following week).
 - Review Bart's email and confirm the EPA paperwork deadline.
- **DSROA (Cade Hoff)**
 - Send meeting minutes and prior meeting recordings to MJ for website upload.
 - Request board email access setup from Danielle.
 - Draft and send a member email regarding cabin cleaning expectations and the option to book an extra day for professional cleaning.
 - Draft a member notification email inviting participation in the Rules Modification Committee (in coordination with Thomas LeClair).
 - Send a member email with Nick Dastrup's contact information (ndastrup@utah.gov) encouraging fire mitigation program participation.
 - Monitor county fire restriction status and send member notifications as conditions change.
 - Correct the contract typo (\$60,000 → \$600) and circulate updated contracts to the board for review.
 - Coordinate scheduling of the follow-up attorney meeting with Thomas LeClair (target: later the following week, before June 1st deadline for 15-day member notice).

- Reach out to members who have previously used or signed airstrip landing waivers to gauge current usage.
- Investigate road right-of-way questions for association roads on private property (relevant to fire mitigation road clearing).
- Work on drafting a physical fire danger indicator sign concept for the ranch entrance.
- Add the topic of hosting fire crew personnel at the ranch to a future meeting agenda.
- **Kurt Jacobsen**
 - Contact the cattle rancher to report cattle locations and discuss retrieval timeline.
 - Complete the property manager onboarding checklist with Ezra within the next few days.
 - Follow up with Ezra on the lease agreement.
 - Complete the EPA above-ground fuel storage notification forms with Bart and submit (within the following week, before the July 1, 2026 deadline).
- **Thomas LeClair**
 - Coordinate scheduling of the follow-up attorney meeting with DSROA (target: later the following week).
 - Invite Nick Dastrup to present at the September annual meeting (via Zoom or in person).
 - Continue personal fire mitigation work on his lot; meet with Nick Dastrup on May 13th at 9:00 AM.
- **Kevin Poole**
 - Contact Dale to confirm whether the cinder/sender donation offer is still available.
 - Donate solar panels (~4 amp) to the ranch for fire truck battery maintenance.
 - Contact Larry regarding the Slide Canyon drainage plug repair and bypass road timeline.
- **Ezra**

- Prepare a written proposal for cabin cleaning supply improvements (vacuums, lint rollers, etc.) for board review.
- Complete deep cleaning and gap sealing in Cabin 2; monitor for rodent re-infestation before reopening (target: early June).
- Conduct up to one hour of diagnostic work on the fire truck to identify and resolve the parasitic battery drain (at \$100/hour, board-approved).
- Coordinate operational training on the fire truck for full-time ranch residents.
- **Vance (lot 156)**
 - Find and send the Kane County fire restriction webpage link to the board for website posting.
- **Bart (absent)**
 - Lead the Rules Modification Committee; coordinate with DSROA on member notification email.
 - Complete EPA above-ground fuel storage paperwork with Kurt (within the following week).
 - Report on fire warden visit status at the next meeting.
 - Provide updates on booster pump installation, well solarization, and valve inspections at the next meeting.

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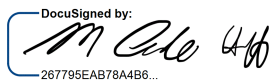
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