

## **DSROA Board of Directors Meeting – 9:00 AM Saturday June 13, 2026**

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

| <b>Board Members</b> | <b>Positions / Areas of Responsibility</b>        |
|----------------------|---------------------------------------------------|
| Kurt Jacobsen,       | President, Agriculture                            |
| Thomas LeClair,      | Vice-President, Website, Member<br>Communications |
| Cade Hoff            | Secretary, Reservations, Water                    |
| Michael Jordison     | Treasurer                                         |
| Kevin Pool           | Roads, Wildlife, Fish ponds                       |
| Jeff Collins         | Cabins, HQ, Fuel, Equipment                       |
| Bart Battista        | Water, Risk Assessment/Management and Safety      |

**Board and Ranch Manager in Attendance:** Cade Hoff (83), Jeff Collins (121), Kurt Jacobsen (90), Thomas LeClair (188), Michael Jordison (67), Bart Batista(94), Ezra & Maria Black (283),  
**Board Members Unavailable:** Kevin Pool (65)

**Members in Attendance Zoom:** Laurie Hopkins & Steve Gothard (221), Bruce McQueen (101), Sally Miller(87), Ben Collinwood(227), Jolynn & Zane Huttton(276), Dan Wirt(41), Mike McNichols (270), Joe McElroy(122), Scott Hill(182)

**Members in Person:** Not Recorded

**Special Guest:** Alexandar Larson (Kane County Fire Warden)

### **Quick recap**

This meeting focused on wildfire safety and fire response in the Deer Springs community, with Alexander Larson, the Kane County Fire Warden, providing an overview of fire services, risks, and mitigation efforts. Larson explained his role as a liaison between state, federal, and local agencies, and discussed the challenges of responding to wildfires in remote areas with limited water resources, long response times, and difficult terrain. He addressed HB 48, a new legislation requiring annual fees for properties in high-risk wildland urban interface zones, explaining that while the fee is currently low, it may increase significantly in the future and insurance companies are already using the mapping data to make coverage decisions. The warden outlined the community's high fire risk due to its isolated location, limited access routes, and surrounding juniper fuel loads, emphasizing that property owners must take responsibility for mitigating risks through fuel reduction and home hardening. He described ongoing efforts to combine state, federal, and local funding

sources, including BLM fuel reduction projects and private land assessments, to protect the entire Deer Springs community through strategic mitigation work.

### **Next steps**

#### **Bart**

- Begin work with the newly formed Rules Committee (Greg Mauer, Jackie Grant, Tina Warhurst) to review and update the rules and regulations.
- Reach out to Larry Clarkson to discuss options for moving the water meter and testing pressure for lots 143 and 147.
- Follow up on the backflow valve inspection with Andrew and Ezra to ensure it is completed.

#### **Cade**

- Email the board and members with the websites and resources mentioned during the fire presentation, including Living With Fire, Utah Fire Sense, and Kane County burn permit information.
- Double verify the status of septic permit applications and communicate updates to the board.
- Send out a second communication to members reminding them of the cabin cleaning enforcement policy and associated fees.
- Cade and Jeff to decide via email on the purchase of cordless vacuums for cabins, considering cost, security, and member feedback.
- Cade will send out the contracts for signature without attorney review.

#### **Kurt**

- Dig out the email from the state regarding the above-ground fuel storage tank and respond with requested information.

#### **Michael Jordison**

- Work with the board to finalize the Reserve Study

#### **Thomas**

- Post the fire-related website links provided by Alex Larson on the community website.
- Work with the board to prioritize and develop the community website, including adding current photographs and project updates.
- Reach out to Kevin Ballard regarding the cattle company lease draft.

## **Collaboration**

- Board: Notice and vote on the cabin waiver at the next meeting.
- Board: Plan to address the airstrip issue at the next meeting, including potential rule and CC&R changes, and communicate the financial implications to members.
- Board: Discuss and plan for the annual meeting, including a potential fire-focused presentation.
- Board: Consider reaching out to Clarkson Investments/Clarkson Enterprises regarding water tank agreements for firefighting.

## **SUMMARY FIRE WARDEN DISCUSSION**

### **Kane County Fire Warden Introduction**

Alexander Larson, the Kane County Fire Warden, introduced himself and explained his role as a liaison between state, federal, and local fire departments. He described the current challenges with federal fire resources due to recent reorganization into the United States Wildland Fire Service, noting that response times may be affected. Larson clarified that while he has authority over wildland fires, structure fires fall under local fire departments' jurisdiction, though Cedar Mountain Fire Department may respond due to their wildland division capabilities.

### **Fire Response and Challenges Discussion**

DSROA discussed fire response procedures and challenges in the area, explaining that BLM, Forest Service, and local fire departments are involved in fire response, with resources like MOKI Hell Attack available for deployment. He highlighted significant challenges including the vast juniper fuel loads, long response times due to difficult road conditions, and restrictions on fire fighting activities within the monument due to specific protections. DSROA also explained HB 48, a new wildland urban interface bill that requires properties in high-risk areas to pay annual fees for assessments, noting concerns about the fee structure and implementation process.

## **Deer Springs Fire Risk Assessment**

DSROA explained that new fire assessment fees will begin in January 2027, with property assessments occurring every five years to determine fire risk rather than property value. The community was identified as having very high fire risk due to limited access routes, limited water supply, poor cell phone coverage, and no fire department coverage. DSROA outlined a collaborative approach between fire and forestry departments to reduce fuel loads around Deer Springs community over the next three to five years, combining funds from multiple sources including BLM, county, and state money, while encouraging private property owners to implement their own mitigation measures.

## **Deer Springs Fire Mitigation Planning**

DSROA discussed fire mitigation efforts in the Deer Springs area, explaining that while they can save 2-10 houses per day through fuel reduction and home hardening, they must prioritize properties where they can make meaningful improvements. The team plans to visit different communities over the next few weeks to establish land use agreements for water sources and emergency access, with DSROA noting that while funds are limited for this year, they hope to implement water supply improvements and continue private landowner partnerships in future years. Thomas suggested connecting DSROA with Clarkson Investments, which owns large water tanks near Deer Springs Ranch, and DSROA agreed this would be valuable for emergency water access.

## **Kane County Burn Permit Guidelines**

DSROA explained the process for obtaining burn permits in Kane County, noting that permits are based on the smoke clearing index and judgment calls about recent moisture. They clarified that while there are no specific regulations about snow depth for winter burns, pile burning requires 6 inches of snow under state guidelines, though individual burn permits may not have the same restrictions. DSROA also discussed burn pit requirements, explaining that certified pits are needed during fire restrictions but not on private unincorporated lands outside of restrictions, and clarified that burn barrels can be approved for responsible use without requiring permits for each burning event.

## **Fire Restrictions in Kane County**

DSROA explained fire restrictions in Kane County, clarifying that during stage one, private lot owners can have fires with certified fire pits, while stage two prohibits open fires except in approved fire rings, grills at developed campgrounds, or permanently constructed fire pits at private residences with pressurized water systems. The discussion covered plans to install fire danger signs at three entrances to the community using approximately \$1,000 per sign, potentially funded through Kane County. DSROA also discussed the community's

inclusion in Kane County's Community Wildfire Protection Plan (CWPP) and encouraged the development of a specific community CWPP, noting that while the county currently operates under stage one fire restrictions, residents can check Kane County's website for updates.

### **Fire Safety Community Restrictions Meeting**

The meeting focused on fire safety and restrictions in the community. DSROA provided information about fire restriction websites and discussed plans for installing signs at key locations, including the turn-off to Slide and the north gate, with funding coming from Kane County. The group also discussed the management of fire danger signs, with DSROA's team responsible for updating restrictions and posting information about local fires.

## **MAIN BOARD MEETING**

The meeting took a break for 10 minutes and then resumed with roll call and approval of meeting minutes in a new format.

### **Treasury and Cabin Operations Review**

The board reviewed the treasury report showing current account balances of \$206,000 in checking, \$22,000 in savings, and \$120,000 in reserve funds, with only two past due accounts remaining. Ezra reported that most cabins were full the previous week and discussed rodent control measures in cabin 2, including patching holes and using cats to catch mice. The board discussed member participation in meetings, deciding to maintain the current process where members can raise comments during agenda items while keeping discussions focused and preventing off-topic discussions that had previously made meetings too long.

### **Website and Cabin Policies Discussion**

The board discussed website improvements, with DSROA suggesting the addition of current photographs of members and project photos to improve engagement. Thomas agreed to continue website development work in his limited free time and proposed prioritizing project awareness content. The group then addressed cabin cleaning

enforcement policies, where Cade reported that fees for unclean cabins and pet-related messes have been implemented, generating nearly \$700 in pet fees. The board debated the purchase of battery-powered vacuums for cabins, with concerns raised about cost, security, and management responsibilities, ultimately deciding to handle the specific vacuum purchase details through email communication between Cade and Michael.

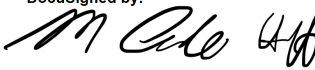
### **Contract and Insurance Updates Meeting**

Thomas clarified that he is not negotiating the contract but has submitted a draft to Kevin reflecting board agreements with the cattle company, awaiting response. The board discussed finalizing several contracts, including those for Abby Danielle, the bookkeeper, and office admin, deciding to send them to members without attorney review. Michael reported that property insurance remains unavailable due to high risk and costs, with directors' and officers' insurance increasing significantly; the board discussed potentially closing the airstrip to reduce liability and insurance costs, planning to first update rules and regulations and later amend the CC&Rs at the annual meeting. The group also addressed water system booster pump installations, discussing pressure measurements and potential meter relocations while considering easement requirements.

### **Water System Improvement Discussion**

The board discussed water system improvements, focusing on irrigation needs and protecting water rights. They debated between installing a solar-powered well system versus implementing flood irrigation using existing infrastructure, with Kurt expressing concerns about prioritizing expensive solar systems over more immediate needs. The group agreed to consult with Kevin Ballard about NRCS funding opportunities and to explore flood irrigation as a more cost-effective short-term solution before committing to a larger solar installation. They also addressed water usage compliance requirements and discussed potential changes to water usage rules for domestic purposes.

Amended August 10th, 2026 to include  
attendance approved by email by all board  
members as an action without a meeting

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