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

IN PERSON AT DSROA HQ, ZOOM LINK ALSO PROVIDED

Board Members	Positions / Areas of Responsibility
Kurt Jacobsen,	President, Agriculture
Thomas LeClair,	Vice-President, Website, Member 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), Kevin Pool (65), Thomas LeClair (188), Michael Jordison (67), Bart Batista(94), Ezra & Maria Black (283),

Board Members Unavailable: None

Members in Attendance Zoom: Laurie Hopkins & Steve Gothard (221), Bruce McQueen (101), Marco Parratto(146), Lynette Foster(193), Sally Miller(87), Ben Collinwood(227), Kathy Pierce(23), Dustin Belinski(73)

Members in Person: Tina Collins (121), Tami Leavitt (239), Mike McNichols (270), Brian Castle (130), Kristina Deeter (222), Zachary and Jennifer Gummow (268), V Green (156),Kenneth Beller(22), Joseph Gardeski(27), Becca Hoff(83)

Quick recap

The Deer Springs Ranch Owners Association (DSROA) board meeting focused on several key topics including property management updates, insurance challenges, and amenity decisions. Ezra reported that cabin reservations were slowing down and addressed rodent issues by filling a hole near cabin two, while also noting that the water system at J station had been repaired. A significant portion of the meeting centered on insurance difficulties related to the airport amenity, with Michael explaining that insurance companies were refusing coverage or charging $8,000-$10,000 additional premiums due to the airport's presence and lack of management. The board discussed removing the airport from their amenities to obtain standard HOA insurance, though pilots like Marco Parado expressed concerns about losing this feature. The meeting also covered the adoption of a new cabin rental waiver language, with Thomas explaining that the waiver would only apply to cabin rental processes and not require individual members to sign separate waivers for other activities. Fire mitigation was discussed, with members expressing concerns about dead standing trees and the need for chainsaw use during Stage 2 fire restrictions, though battery-operated chainsaws with spark arresters are permitted. The board also approved the replacement of the existing cabin rental waiver with newly created legally reviewed language.

Next steps
Bart
- Set up a meeting for the Rules Modification Committee before the end of July.
- Provide two proposals for the booster pump installation (one for irrigation only, one for full well solarization).
- Follow up on the backflow prevention report from Andrew, specifically addressing the RP valve issue and educating members on proper J-station usage.
- Continue discussions with Brandon Miller regarding the potential need for a meter on the J-station.

Cade
- Look into the possibility of applying for a burn permit for a burn pile near the rock/gravel pit, and clarify this for the next meeting.
- Send out a notice to members regarding the accidental exposure of email addresses.

Kevin Poole
- Meet with Larry Clarkson to get estimates and schedule road repair projects, focusing on the Slide turnoff and areas around the ponds.

Michael Jordison
- Review and adjust the reserve study draft with others, aligning numbers with DSROA specifics, this week or next week.
- Reach out to Marco Parratto and Dustin Balinski to be involved in the airstrip discussion.

Thomas
- Request that Nick Dastrup participate in the September meeting to discuss fire mitigation.
- Finalize the contract with Kevin Ballard, integrating final changes and sending them to legal advisor, aiming for completion by September.

Collaboration
- Marco Parratto and Dustin Belinski: Research options for the airstrip (e.g., LLC, maintenance, insurance) and come back to the board with a proposal before the next board meeting (within 4 weeks).
- Board: Table the airstrip discussion until the next meeting, allowing time for research and proposals.
- Board: Discuss in an executive session (tentatively scheduled for Tuesday) the liability and maintenance of the airstrip.
- Board: Recruit volunteers for the election committee via email.
- Board Members: Upload photos and descriptions of community projects to the new section on the website.

Summary
Call to Order
The meeting began with roll call and approval of June's minutes, with all board members present either in person or via Zoom.

Treasurer Report and Property Updates
Michael Jordison presented the Treasurer Report, noting that dues were in good standing with only one lot going to collections. He discussed the reserve study process, explaining that three drafts were received and adjustments would be made to align with DSROA's specific needs rather than standard HOA requirements. The financial report showed $194,000 in savings

accounts and over $120,000 in CDs. Michael also addressed property maintenance issues, including fixing a rodent problem at cabin two and resolving a water system leak at the J station.

Cabin Insurance Status Discussion

The board discussed the current status of cabin insurance, explaining that while liability insurance exists, there is no replacement insurance for the cabins due to high costs and exclusions for fire coverage in the extreme fire area. Michael and Cade reported they contacted approximately 20 insurance companies but were unable to obtain coverage, with fire risk and the presence of amenities like an airstrip being major obstacles. Thomas mentioned they are working with DNR on a grant application for fire mitigation improvements, which could help with safety measures and fuel reduction if approved next year.

Fire Mitigation and Airport Closure

The meeting focused on fire mitigation efforts and the potential closure of the airport. DSROA and others discussed the challenges of removing dead standing trees due to restrictions on chainsaws in stage two conditions, and mentioned available grant funds for mechanical mastication starting next spring. The group also addressed the possibility of creating a burn pit for dead tree removal, though concerns were raised about the size and risk of such piles. Regarding the airport closure proposal, several members, including Laurie and Marco, expressed concerns about property values and the ability for owners to use the airport, with the board noting that no pilots currently live in the area.

Cabin Rental Waiver Update

The meeting focused on replacing the existing cabin rental waiver with a new legally reviewed waiver. Thomas explained that the new waiver would only apply to cabin rentals and would be implemented through the Firefly system, with no changes to current rules requiring waiver signatures only from reservation makers. The motion to adopt the new waiver was approved unanimously by the membership.

HOA Airport Insurance Challenges

MJ explained that directors and officers insurance is unavailable or extremely expensive for HOAs with airports as amenities due to insurance companies' concerns about volunteer boards operating airports. He recommended removing the airport from HOA rules and regulations to improve insurance options, noting that while the board can remove it from rules, a member vote would be needed to amend the CC&Rs. DSROA asked about forming an LLC to handle the airport, but MJ clarified this would not fully resolve the issue and still require member approval to remove it from the CC&Rs.

Airstrip Closure Board Discussion

The board discussed closing the airstrip due to increasing insurance costs from $4,000 to $8,000-$9,000 annually, with DSROA explaining that the insurance increase is primarily due to the risk associated with having an open airstrip regardless of management status. Bart suggested forming an LLC to handle the airstrip operations, while Marco inquired about the feasibility of this option. The board postponed any decisions at this time to allow time for members to propose alternative solutions if they want to maintain it, with DSROA emphasizing that pilots could still use it in emergency situations.

Runway Insurance Liability Discussion

The board discussed concerns about financially harming properties near a runway due to potential insurance issues and liability risks. Marco and others argued that the decision to remove the runway from amenities should go to a membership vote in September rather than being made by the board alone. The discussion revealed confusion about insurance coverage and liability, with MJ clarifying that D&O insurance covers the association from being sued but doesn't cover the airport itself.

Airstrip Decision Deferment Discussion

The board discussed whether to make a decision about the airstrip at this meeting or defer it to the September general membership meeting. Multiple speakers, including Mike McNichols and Dustin Balinski, provided input on the issue, with concerns raised about liability, FAA requirements, and how the airstrip affects property values and member benefits. The board agreed to have Marco, Dustin, and other pilots research options for modifying the airstrip's FAA registration within the next four weeks before making a final decision.

Airstrip Property Management Options

The board discussed the future of a registered airstrip property, considering three options: removing it from the HOA rules, forming an LLC to manage it separately, or maintaining it as an amenity. After debate about liability and maintenance responsibilities, the board voted to table the discussion for one month to allow Marco, Dustin, and other pilots to develop proposals for the next board meeting. The board also addressed concerns about runway maintenance and safety, with Marco offering to handle maintenance if given sufficient time, and agreed to discuss liability regarding lack of maintenance in an upcoming executive session.

Board Operations and Updates

The board discussed several operational matters including the election committee, which needs volunteers and will miss the upcoming auction. Bart provided an update on the Rules Committee, noting that members have been notified but the committee has not yet met, with plans to convene before the end of July to address inconsistencies in governing documents. Thomas reported progress on the cattle contract negotiations with Kevin Ballard, indicating they are near finalization and hoping to complete the process within four to six weeks. The meeting also covered water hauling regulations in Kane County, which were approved, and discussed backflow valve inspection results, including two issues that need addressing: proper use of the J-station and a failed RP valve that requires replacement.

Infrastructure and Water Updates

The board discussed several infrastructure updates including well solarization challenges where Bart reported issues with dynamic head requirements pushing toward three-phase solutions, though single-phase alternatives are being explored. Kevin provided a comprehensive road update covering recent wash blockage repairs, pipeline rehabilitation, and plans for major road improvements including culvert cleaning and retention pond construction to address debris issues. The board also addressed water usage metrics showing lower cabins at 0.37 acre-feet and upper cabins at 0.068 acre-feet, with ongoing discussions about potentially installing a meter on the J station to track water usage for separate parcels.

Approved Unanimously in the
August 8,2026 Board Meeting

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M Cole

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