DSROA Board of Directors Meeting – 9:00 AM Saturday August 8, 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), Zane Hutton(276)
Board Members Unavailable: None
Members in Attendance Zoom: Laurie Hopkins & Steve Gothard (221), Bruce McQueen (101), Marco Parratto(146), Sally Miller(87), Ben Collinwood(227), Kathy Pierce(23), Dustin Belinski(73), Joe & Donna Gardeski(27), Greg Maurer (6), Karen Frei(13), Dean DeMille(14), Ed Kennedy(9)
Members in Person: Tina Collins (121), Tami Leavitt (239), Zachary and Jennifer Gummow (268), V Green (156), Scott Kohler(15), Joan Smith(269), Tina Warhurst(298)

Quick Recap

The DSROA August 2026 Monthly Board Meeting focused on finances, property and road maintenance, water-system compliance, Johnny Brown water rights, fencing, the airstrip, annual-meeting preparations, fuel storage, and equipment repairs. All board members were present, establishing a full quorum. The July minutes were unanimously approved. The regular meeting concluded with plans to move into executive session regarding the water testing contract.

Treasurer's Report

DSROA reported approximately $194,648 in checking, $22,000 in two savings accounts, and $120,640 in CDs. Older delinquent accounts have been brought current; one older account remains in collections, and some 2026 balances remain outstanding. The reserve study is being revised to correct dates and dollar amounts and consolidate certain items, with the goal of having it ready for the annual meeting.

Cabin revenue differences were attributed primarily to cabin size, pricing, popularity, and the timing of reservations. Cabin 1's reported revenue appeared low enough to warrant review, so Firefly reservations will be reconciled with accounting entries.

Property, Cabins & Reservations

Property work included improving drainage around Cabin 3, road grading, cleaning the headquarters cattle guard, replacing curtains or blinds, and troubleshooting cabin water heaters. Reservations have included significant last-minute booking activity. Clarification on cancellation due to bad weather was requested. The cancelation policy provides refunds less applicable fees when reservations are canceled more than 30 days in advance, with a $50 cancellation charge for cancellations inside 30 days.

Water System & Water Rights

The lower-cabin water system experienced multiple failed samples described during the meeting as total coliform rather than E. coli. A communication problem complicated the response because bart had been dropped from the test-result distribution list. The board discussed completing the required Level 1 assessment, chlorinating the system, continuing required sampling, correcting notification distribution, and documenting a clearer pass/fail response process.

The cross-connection inspection identified additional corrective work. Members hauling water from the J-station should maintain an air gap rather than placing the hose inside a receiving tank. The cattle-trough backflow arrangement requires corrective work, including an RPZ valve, and the board agreed that the necessary equipment should be purchased. The board also plans to evaluate a meter at the J-station to improve tracking of water hauled away from the system.

Several Johnny Brown water-right transfers remain unresolved. Affected owners need to work directly with the board and provide the complete legal ownership name appearing on title, including full trust or LLC names where applicable. The board committed to verify which transfers were actually completed or recorded and make another effort to resolve outstanding cases. A separate older conveyance involving Clarkson LLC was also being corrected through the Division of Water Rights.

Airstrip

A separate annual-election ballot asks members to approve removal of the word “airstrip” from the CC&Rs. The meeting described the required approval threshold as approximately two-thirds of the membership. The primary motivation is insurance: carriers reportedly decline to quote coverage when airport or airstrip terminology appears in the association's governing documents.

The discussion emphasized that removing the word does not necessarily mean permanently eliminating the airstrip. A longer-term concept would keep the property under ranch ownership while transferring operational management to a separate entity under a lease or similar arrangement. Participants discussed maintaining member and emergency access while separating operational responsibility from the association board. Legal structure, boundaries, insurance, maintenance, management, and funding still need further work.

Fencing

HQ fencing, the board considered wood/juniper and welded-steel approaches. Approximately $1,500 remained in the headquarters fencing budget, and current fire restrictions complicate welding. No final approach was approved, and the item was tabled for additional research and future budgeting consideration.

Lot 1 Fencing, Johnny Brown representatives requested permission to enclose the lot and discussed association assistance with materials, gate placement, and possible use or relocation of existing fencing. Board members wanted a precise written proposal and map before voting. No motion was ultimately adopted, and additional site review and definition of the requested fencing and gate configuration are needed.

Roads, Infrastructure & Fuel

Monsoon storms caused significant road and drainage problems. Crews cleared culverts, restored drainage, graded damaged areas, and repaired several significant trouble spots. Members were asked to help keep culverts clear and avoid repeatedly driving in existing muddy ruts, which can worsen road damage.

Other infrastructure discussions included a roughly $35,000 equipment quote, excluding labor, to solarize the well. Based on the financial analysis presented, the project was not considered compelling enough to pursue immediately, particularly with the reserve study and other priorities still pending. The booster-pump project also no longer has the previously understood regulatory deadline, although the water system must continue meeting applicable pressure requirements.

Fuel storage is being redesigned to reduce regulatory exposure. The concept discussed includes smaller gasoline and ethanol-free tanks, relocation or reuse of diesel storage, and coordination with applicable fire-marshal requirements.

Annual Meeting & Other Business

Annual-meeting preparations are underway, including the election committee, ballot counting, lunch and auction arrangements, and a Hawaiian theme. A fire-mitigation grant opportunity is also being pursued; if approved, the discussion indicated potential support for vegetation thinning, road widening, firebreaks, and work benefiting private lots and ranch roads. Reaching out to Nick Dastrup to provide more information at the annual meeting.

The cattle lease remains in draft form pending final review, with only relatively minor details remaining before legal finalization.

The updated Firefly waiver has been uploaded, while prior waiver records were preserved.

Decisions & Action Items

The principal decisions and follow-ups from the meeting were:

- **Approved:** July meeting minutes and the amended agenda.
- **Approved:** Brush-hog/PTO-related repair, grader repair, and generator battery purchase.
- **Authorized to proceed:** Necessary cattle-trough backflow corrective work.
- **Water:** Complete the Level 1 assessment, chlorination/corrective work and appropriate sampling; repair the notification distribution list; clarify the response procedure; evaluate the J-station meter and air-gap solution.
- **Water rights:** Verify unresolved Johnny Brown conveyances and make another effort to complete outstanding transfers.
- **Airstrip:** Complete the membership vote and continue evaluating a separate operational-management structure.
- **Fencing:** Headquarters fencing was tabled; Lot 1 requires a clearer written proposal/map and additional site review before a board vote.
- **Other:** Continue cattle-lease finalization, fuel-storage work, fire-mitigation planning, and acquisition of appropriate fire-response contact information.
- **Contract:** Tina’s long-pending contract was to be addressed separately in executive session following the regular meeting.