

DEER SPRINGS OWNERS ASSOCIATION (January 9, 2016)

The Minutes of the Board of Directors meeting held:

The Bosze Residence in Las Vegas, NV at 10:00 AM

Name	Position	Responsibility	Term	Present	Absent
Phil Hall	President	Crawford	2016	X	
Robert Musko	Vice President	Roads & Fire; Slide	2016	X	
Jodi Akers	Treasurer	Finance, Legal, Water; Broad Hollow	2017	X (T)	
Joe Bosze	Secretary	Equipment, Facilities, Cabins; Crawford	2017	X	
Jeff Michelsen	Director	Reservations, Web Communications; Slide	2017	X	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016	X	
John Harris	Director	Activities, Security, Safety; Lower Ranch, Meadow Canyon	2017	X	

1. **Call to order:** Phil Hall called the meeting to order at 10:06 AM with a prayer. All board members were present with Jodi Akers on teleconferencing. Members present were: George and Arlene Strain, Kathy Gentry, Sunshine Harris, Candy Bosze, Robert Musko's son, Nancy and Paul Brayton were excused, Linda Alderman (T), Bob Allen (T), Vance Green (T), and Barry Clarkson (T). (Joanne Michelson came in after the meeting.)

2. **Minutes:** The minutes for the November 14th, 2015 meeting were reviewed. A request was made by Phil Hall that a list of assignments from each meeting be available for subsequent meetings and agenda items.

*****Phil Hall made a motion to accept the minutes as written. Joe Bosze seconded it.

Unanimous Passed

3. **Follow up from November Meeting:** Phil Hall requested information from Paul and Nancy Brayton concerning the plowing at the ranch. He requested a final version of the Rules and Regulations with any grammatical errors corrected. The letter to new members of DSROA needs to be presented to the board for review. The March Board Meeting will be changed to February 13th, 2016 at the Hall Residence.

4. **Ranch Report:** There have been telephone problems with the Braytons being able to communicate from the ranch. There has been considerable snow again this winter at the ranch. The woodpile has been cleaned up. Two new lambs were born. Paul Brayton stated that the Kubota needs 2 new tires. New cutting boards are needed at the cabins.

5. **Financial Report:** Jodi Akers stated that the money in the bank for the end of the 2015 year was \$44,459. With assessments coming in for 2016, we now have \$59,062. Our savings reserve account has \$8,000. \$22,000 is in the checking account from 2015.

*****Jodi made a motion to close the horse account from the budget and the money (\$1,800) be put into the reserve account. It was seconded by Leland Gentry.

Unanimous Passed

Linda Alderman made a suggestion for the board to put all or some of the money in the money market. She will bring this information to the next meeting as well as speak to Nyle Willis. It was also discussed that it may be put towards the lease or purchase of a backhoe.

It is acceptable to email Vance Green to put the 2016 Budget on the website.

A letter has been sent to the Byrnes family requesting the rent for Cabin 10 for the summer of 2016. No response has been received to date.

6. **Web Development and Communication:** Jeff Michelsen contacted Bob Allen and was informed about communications for teleconferencing at the meetings. Vance Green spoke about possibly using Skype but stated that many calls are dropped using this system with a limited number of people that are able to hook up.

Linda Alderman reported that the DSR phone bill with AT&T will be reduced by \$30.00 each month.

A new computer for Linda Alderman is possible with money in the budget. Jodi Akers will shop around for what we need and coordinate with Vance Green. Nothing will be bought presently.

****11.** Water Resources:** Jodi Akers sent the latest copy to our lawyer, Bruce Jenkins, for review. Both Bruce Jenkins and Barry Clarkson were working together to come up with a working copy. The revised By Laws #12 & #13 are being worked on but cannot be adopted until the members vote on the changes and accept or decline them; there cannot be any working agreement until then. Meadow Canyon Spring has more potential than just one spring box.

Jodi Akers read through the changes submitted by our lawyer. Phil Hall suggested that after we review them today that Barry Clarkson and Bruce Jenkins work together ASAP to speed this up. Barry Clarkson agreed. A straw poll was taken and it was to move ahead with Bruce Jenkins and Barry Clarkson working together.

A. Item of Concern for By Law #12: Page 1, paragraph 4. Transfer of .25 acre feet of water. The question was asked as to whether we should allow any portioning of water or leave it at .45 acre feet. Barry Clarkson likes the .25 agreement transfer of water rights. The discussion was to not go with any transfer of any water rights. The state will ultimately overrule anything DSR might do with the State of Utah Law.

B. Item of Concern: There should be a standardized notice and a proof of receipt that the members involved in a Neighborhood Water system have been notified. Discussion was on the length of time to respond to said notice – 30 or 45 or 60 days to respond. Straw poll indicated the board agreed to 45 days.

C. Item of Concern: The maintenance and repair of said Neighborhood Water System is a major concern with the ranch having the right to turn the water off due to leakage. Bruce Jenkins recommended that in an emergency if no contact could be made with the Neighborhood Water System, that DSR take care of the problem and bill the

Neighborhood System Water System. DSR should know where the valves are located. Phil Hall stated that this could be discussed between Bruce Jenkins and Barry Clarkson.

D. Item of Concern: We should add a source protection zone. We should get advice from Bruce Jenkins to add the system component as per Vance Green. It was okay with Barry Clarkson.

E. Easements: The statement as written does not say who gets the rights. The Association should only decide if it is on Association land. (It takes 2/3 vote to pass a By Law change and ¾ vote to pass a PC & R change.)

Barry Clarkson provided a Plot Map. He suggested 2 points.

1. Leave the water system, roads and other easements the way it is written which is within a 30ft easement.
2. Change the policy to negotiate the easements with the property owners and the lot owners give approval for the path or go to court.

Robert Musko pointed out to make the easements for other people's use to a minimal impact.

8. **Roads and Fire Protection:** Robert Musko will have the Gravel Pit Policy ready so we can proceed with the gravel and charges. Jodi Akers stated that there is money available from the budget for areas of Meadow Canyon (50%) to be graveled. There was previous discussion on the Grizzly at the ranch.

*****Joe Bosze made a motion to buy the 10ft Grizzly presently at the gravel pit for \$2500. (Money is available from budget.) If grates are broken, they can be replaced and money should be set aside to maintain it. A possible charge for usage would be similar to that in Colorado City at \$25/ half day and \$50/ full day. John Harris seconded it.

Unanimous Passed

Discussion was on the need for a backhoe. Further research is required. Some previous ideas were renting a backhoe from Allen Steed for about \$8000 per year.

9. **Equipment and Cabin Maintenance:** Joe Bosze will be getting bids in the spring for the stairs on Cabin 3. Enough mattresses can be obtained for Cabins 1, 7, & 8 from the Holiday Inn. They are relatively new. This would allow for money allocated for mattresses for other cabins.

10. **Ranch Activities, Security, And Public Safety:** John Harris wants to put information in the next newsletter concerning 2016 activities at the ranch. If members knew what was available, they could include their requests in their reservations. The next newsletter should go out in 2-3 months.

12. **Agriculture and Wildlife:** Leland Gentry stated that the Hunt's cattle lease is in the 6th year of the 10 year agreement. Brent Robinson has also made inquiries about cattle grazing. Val Cram has cattle on his land and Leland Gentry will look into this.

Phil Hall stated that contacting Marc S. Garraro of Dixie National Forest at 1-435-865-3224 could assist the ranch on a project for 20-30 members by limbing trees as a cooperative plan and also for fire protection. We need to put in 36 hours every 3 years.

Next Meeting is in St. George, Utah on February 13th at 10 AM at the Hall Residence.

*****Phil Hall made a motion to adjourn at 12:42. Robert Musko seconded it.

Unanimous Passed

To Do List for February Meeting

1. Final version of Rules and Regulations
2. Linda to bring Money Market information and advice from Nyle Willis.
3. Welcome letter ready for presentation to the board.
4. Possible new Computer for Linda Alderman.
5. Neighborhood Water System updated version after Bruce Jenkins, Barry Clarkson, Vance Green and Jodi Akers have conferred.
6. Information about a possible backhoe.
7. Gravel Pit Policy available for review by the Board.
8. Newsletter in 2 months.

Executive Meeting was held at 1:01 PM until 1:30PM.