

Minutes of the DSROA Board Meeting held January 15, 2022 10:00 am.

1. Welcome – Mike McNichols, Board President

- i. Prayer
- ii. Silent Roll Call was performed by Jennifer Schaerer: Members present:
 - a. Mike McNichols (270)
 - b. Jennifer Schaerer (038, 039)
 - c. Kurt Jacobsen (90)
 - d. Joe Bosze (107)
 - e. Cindi Olson (017)
 - f. Larry Clarkson (076)
 - g. Kathy Pierce (023, 024)
 - h. Bruce McQueen (101)
 - i. Vance and Kathy Green (155, 156)
 - j. Don Krueger (204)
 - k. Jeff Michelson (113)
 - l. Clint Gray (211)
 - m. Gary Woods (19, 59)
 - n. Israel Whitbeck (274)
 - o. John Reid (018)
 - p. Brent Fulmer (117)
 - q. Karen Frei (012, 013)
 - r. Joan Smith (269)
 - s. Jeff and Tina Collins (121)
 - t. Rachel Glover (012)
 - u. Bart Battista (94)
 - v. Mae Woolsey (220)
- iii. Mike informed all that the meeting is being recorded. Zoom participation guidelines for transcription; please state name when speaking so the transcription will include identification. Online chat is also available in zoom for making comments or asking questions.

▪ **2. Presentation and approval of November meeting minutes – Cindi Olson**

- i. A motion to approve the minutes for the December 2021 meeting was made by Cindi Olson, seconded by Mike McNichols and the minutes were approved unanimously.

▪ **3. Treasurer Report – Joe Bosze**

- i. \$ 57,082 in checking acct, \$61,224 in savings, and \$4272 in special savings

▪ **4. Office Report – Jennifer Schaerer**

- i. We have received ~ 24% of assessment fees already, hoping to have received all by end of month.
- ii. 2021 Budget vs actual ended up with ~ \$2000 income
- iii. Working on launch of new website
 - a. Based on product designed for HOA management with photo gallery, cabin reservations, communications, news feed, will be more functional and easier to use than current. Go live scheduled for Feb.
- iv. Mike brought up that the Board has been working on securing a location for USPS, UPS, FedEx, DSL deliveries.
 - a. Difficulties arose when dealing with post office as there is a question whether DSR is in Alton or Kanab.
 - b. Jennifer will include a poll in the next Member Matters to find out who is interested in contributing/participating.
 - c. Board will continue to strive to establish a box for deliveries in Johnson Canyon.

▪ **5. Property Management Report – Jacobsen Management, LLC**

- i. Lots of snow, roads a mess except Skutumpah which has dried out
- ii. Grader went down, believe it to be maintenance issues. Will get it down to HQ to work on it
- iii. Cabin 7 had a water leak, floor is being replaced now
- iv. Cabin 4 renovations on hold due to snow.
- v. Work will continue on lower cabins
- vi. In 2 weeks brush hogging in the broad hollow area should be done
- vii. Mike reminded everyone that while Skutumpah might be clear, Slide Canyon and upper Ranch may have experienced much more snow and have worse road conditions.

▪ **6. Review 2021 Statistics and 2022 Budget –Jennifer Schaerer**

1. Statistics:

- i. 91 individual owners used cabins for varying number of nights, and that is the second highest in the last five years. It helps us understand why we make the investments and keeping the cabins as as improved as they can possibly be.
- ii. Water Hauling Contracts continue to increase. 30 in 2020, 36 in 2022
- iii. Percentage of members with overdue HOA fees showing a pattern of reduction indicating that members are understanding their responsibility and the value of their membership
- iv. In 2021 we had 71 lot transfers; that's either a buying or selling of a lot. And in previous years, the highest number was 25. This includes 44 new members. Jennifer took a moment to welcome the new members.

- v. Cabin reservations: June and July were the months with heaviest use, this year June is already booked and July is filling up fast.

2. Budget

- i. Although the income and expenses were almost equal, the budget items that were off plan:
 - a. Heavy equipment repairs
 - b. Solar power costs
 - c. Vehicle repairs
 - d. Transition from Mariah to Jennifer as Office Mgr
 - e. Cabin rental fees were 80% higher in 2021 than expected (budget increased in this area for 2022 by a modest amount)
 - f. New Ranch truck (GMC)
 - g. Mike announced that the 2022 budget was approved by the board

▪ **7. Unsolicited Projects – Kathy Green (member, lots 155, 156)**

- i. Discussion centered on unsolicited projects in the past that have cropped up unapproved. Kathy Green suggested we formalize the process of approving projects by creating and using an application or a form. She offered to provide a template for the form or application.
- ii. Bart Battista agreed that this kind of project needs to be properly vetted and said he has used capital request forms and offered to provide those as well.

▪ **8. Brief report of area of responsibility, by each Board Member**

1. Mike McNichols

- i. Ranch has a state approved culinary water system for lower cabins/HQ and an unapproved water system for upper cabins. Testing is performed on both systems but wanted new members to be aware they should boil the water in from the upper cabins for drinking.
- ii. Requested anyone with any knowledge of a current 5 year plan to provide it to the board.
- iii. Suggested we hold a meeting in May for all members to learn about/discuss questions about lot ownership, solar and other power options, as well as having volunteer signups for the projects planned for the coming season.

2. Kurt Jacobsen

- i. Nothing further

3. Cindi Olson

- i. Update on Workcampers and RV pads was requested by a member. No workcampers have been scheduled yet. There are no available RV pads for additional workcampers at this time; the only finished RV pad is currently occupied by Cyndi and Kevin Poole who expect to remain on for the early Spring.

- ii. Jeff Collins asked how someone would find out about the workcamper program. There are no ads currently as there are no pads ready. Once word is received that additional RV pads are ready, ads will be posted in the fulltime and workcamping RV online community.
- 4. Joe Bozse
 - i. Nothing further except to thank Vance, Brent, and Kurt for their work in keeping the cabins in good repair.
- 5. John Harris
 - i. Not in attendance
- 6. Kathy Pierce
 - i. No updates
- 7. Larry Clarkson
 - i. As soon as the weather clears, 2 more RV pads and the road to them will be spread with gravel and ready. They will be ready no later than May 1.
 - ii. Beaver that was affecting Ponds 2 and 3 has been trapped and the water level for pond 3 has recovered.
 - iii. He has been clearing snow for the members and helping Kurt to move the Grader.
 - iv. Cautioned all members to drive slowly in the winter, roads are getting busier and the chances of meeting someone coming around a blind corner are becoming higher and in the winter with the frozen road and snow, it is harder to stop.

▪ **9. Adjournment**

- 1. Next Board Meeting: February 12, 2022, 10 am

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Submitted by: Cindi Olson, Secretary