

Minutes of the DSROA Board Meeting held February 12, 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. John Harris (163)
 - i. Bruce McQueen (101)
 - j. Vance Green (155, 156)
 - k. Don Ray (63)
 - l. Jeff Michelson (113)
 - m. Scott Hill (182)
 - n. Sally Miller (87)
 - o. Israel Whitbeck (274)
 - p. John Reid (018)
 - q. Jeff and Tina Collins (121)
 - r. Jill & Hal Green (180)
 - s. Kevin & Cyndi Poole (64)
 - t. Mae Woolsey (220)
 - u. Joe & Arlene McElroy (122)
- 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 January 2022 meeting was made by Cindi Olson, seconded by Larry Clarkson and the minutes were approved unanimously.

▪ **3. Treasurer Report – Joe Bosze**

- i. Was informed by Jennifer that 47% of dues has been collected so far.
- ii. \$ 109,485 in checking acct, \$61,229 in savings, and \$4272 in special savings

- iii. Mike thanked Joe then took a moment to acknowledge the time, energy and money contributed by board members and volunteers such as Vance Green, Brent Fullmer, and Dan Wirt for the benefit of all owners.

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

- i. Online Quickbooks – Benefits include online application that can be accessed at any time by cell phone, reservations will receive an immediate automated response and automated payment link, integrates with bank account so less opportunity for human error
- ii. New Website – The website engine that we’re going to be using is specifically designed for managing an HOA and will integrate with Quickbooks. It has things like a reservation system, a chat room, a bulletin board, you can post things for sale, you can post what you need and it will have an area for volunteering, a photo gallery and budget information. Each member will have their own profile, username and password. Goal is to have the website operational by April 1.
- iii. In response to a chat question about why we have different accounts and what they are for, Jennifer provided this information:
 - a. Main checking - operating account where all assessments and cabin reservation income is deposited and operating expenses are debited. After the board-approved transfers to the two savings accounts, the balance will be about \$65,000.
 - b. Main savings - aggregate sum of unused funds over previous years; to be used for capital improvements or other major projects. After the transfer from main checking that was approved in the exec meeting, the balance will be about \$92,000.
 - c. Special savings - for roads specifically, and includes 2020 rollover funds, plus the \$14,000 transfer for 2021 rollover funds (which includes the \$5881 donation from Dan Wirt).
- iv. Parcel delivery solution- We have found a location for USPS, UPS, FedEx, DSL deliveries. This is another example of DSR systems becoming more formal, structured, and less need to rely on the generosity of members.
 - a. 90% of survey respondents indicated they would use the service now or in the future.
 - b. Discussion included – Two ways to pay, per package or annual fee, should guest workers (workcampers) have to pay to use the service (general agreement = no), \$500 startup costs, this is different from the post office boxes being considered for placement in Johnson Canyon

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

- i. Still muddy around the ranch which slows progress

- ii. Cabin 6 – Benches for breakfast nook and cabinets are finished, wainscoting will be done Monday
- iii. Cabin 7 – Will start finishing up flooring/repairs from water damage.
- iv. Working on store inventory, would welcome suggestions
- v. Also planning for/working on garden, petting zoo, and getting ready for season. Will send out information before Memorial Day to members about volunteering in the garden.
- vi. Discussion of corral/fence repairs – Planning new fences in garden area. New corrals are a high dollar project requiring planning and coordination with HCC, working with Kevin Ballard on a plan for the future as corrals aren't used much. Putting in alleyway and fencing for moving cattle. Also adding new gate for wellfield.

▪ **6. Road Maintenance and Repairs – John Harris**

- 1. Mike prefaced John's update by discussing how the road maintenance issues are broader and more complicated than simply applying temporary fixes as needed. John, Larry, and Norris Church work hard to maintain the roads, John has a plan for more permanent fixes.
- 2. John's plan:
 - i. discussed placing more culverts, larger culverts, and in more places to prevent road damage. Also discussed straightening roads that are not county-owned and where safety would be improved.
 - ii. Discussion about an accident that occurred on the ranch at a blind curve. Also a reminder to members not to speed and to slow down before blind curves.
- 3. John fielded questions/comments re: putting in dips for water to flow over (tends to wash out the road worse), putting concrete in at low points (expensive and tends to wash away or become undermined by the water) which will be taken into consideration. At this time, correctly sized, placed, and maintained culverts seem to be our best option.
- 4. Reminder to members that if they are creating a rut, they shouldn't be driving on the road as it causes unnecessary damage. Also that depositing brush in washes can block up culverts and cause road damage.
 - i. A suggestion was made to create a committee to deal with road signage. Discussion followed about safety signage as well as decorative/appropriate road and directional signage. Jennifer will post a request for members to work on this committee in the next Member matters newsletter. Kathy voiced a caution that signage may be regulated by the county on some roads and the committee should be aware of that. John Reid recommended NPS in SLC for affordable signs. Jeff Michelson stated that he still has some signs that were made years ago that could also be used. Solar lighting for directional signs was also suggested. Scott Hill sent a private message to Jennifer offering to assist as he has experience with sign planning and

design. Another chat suggestion was "Adopt a road section" program for signage and a recommendation of www.myparkingsign.com

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

1. Mike McNichols
 - i. Expressed desire to have a meeting early in the season to invite new members to come and learn from more experienced members about options for water, power, cell service, etc. on their lots. General discussion led to an agreement to hold this meeting after the June board meeting.
2. Kurt Jacobsen
 - i. Nothing further
3. Cindi Olson
 - i. Kevin and Cyndi Poole will be staying on for early season as workcampers. Ads will be going onto workcamper sites online for recruiting, am working with one person to get her scheduled.
4. Joe Bozse
 - i. Nothing further.
5. John Harris
 - i. Nothing further.
6. Kathy Pierce
 - i. Mentioned that members have been enjoying the ranch and cabins through the winter. Mike asked if she had spent New Years at the ranch and she said yes, it was lovely, lots of snow.
7. Larry Clarkson
 - i. Will be working on RV pads next week. Requested oatmeal raisin cookies on top of pay. Cindi agreed.

▪ **9. Adjournment**

1. Next Board Meeting: March 19, 2022, 10 am

DocuSigned by:

Cindi Olson

0BC18BEDD25240A...

Submitted by: Cindi Olson, Secretary Feb 25, 2022

Cc: Jennifer Schaerer, all board members.