

## DEER SPRINGS OWNERS ASSOCIATION (February 20, 2016)

The Minutes of the Board of Directors meeting held:

The Hall Residence in St. George, UT 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	
Joe Bosze	Secretary	Equipment, Facilities, Cabins; Crawford	2017	X	
Jeff Michelsen	Director	Reservations, Web Communications; Slide	2017	X (T)	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016	X(T)	
John Harris	Director	Activities, Security, Safety; Lower Ranch, Meadow Canyon	2017	X(T)	

1. **Call to Order:** Phil Hall called the meeting to order at 10:17 with a prayer. All board members were present with 3 Board Members teleconferencing. Members present were: Bob Allen, Vance Green (T), Linda Alderman, Bob and Mae Woolsey, Barry Clarkson, Earl Levanger, Renee Hall, Paul and Nancy Brayton, Robert Musko's son, Candy Bosze.

2. **Minutes:** The minutes were reviewed. The To Do List was reviewed and the April Newsletter will be worked on in March.

\*\*\*\*\* Jodi Akers made a motion to accept the minutes as written. Joe Bosze seconded it.

### **Unanimous Passed**

3. **Ranch Report:** Paul Brayton presented information about the ranch. January's climate has shown a lot of snow (5') which should add needed water. The water level has decreased in the ditches and Half Moon is full.

A. Trees have been trimmed around the headquarters. Paul Brayton has been working on the out buildings on roofs and siding and moving snow. Paul Brayton started the brush hogging with the Kubota.

B. Paul Brayton has walked the fence lines according to the maps. There is a need to repair some fences and he will work with Leland Gentry. \$4000 budgeted to do work.

C. The Garden Cabin and Cabin 7 need painting before the season starts and it has been started. 25 Mattresses will be brought to the cabins from the hotel in Kanab in the spring. Jeff Michelsen has 2 full size ones as well.

D. The fuel has been brought to the ranch at a lower price for the season and we had delivered 3,000 gal at a price of \$1.95. Rims have been located for the ranch truck to swap out for the seasons for extending tire life.

E. We are on a water protection plan and are keeping on schedule with the plan. Nancy Brayton has been very efficient in water usage and laundry for monies spent.

F. The laundry shed is crumbling and is in worse condition. Perhaps the pay for play program can enhance the money needed for a new laundry building. Joe Bosze will look into options. It would require \$8-9000 to find something that is insulated.

G. The phone system still is not functioning up to expectations with the coverage. We are still using ATT and to upgrade would cost more money, between \$25-30.

4. **Financial Report:** Jodi Akers presented an overview of 2015 finances for DSR, a Not For Profit Organization.

A. The yearend Profit and Loss shows us in the black with \$28,000 of the 2015 budget that we didn't use. We have transferred this money into the savings account. The pay for play category is in the books for 2016 overview. Legal expenses were up due to revisions being made to by laws. Printing was up.

B. The reservation fee income nearly doubled for the year and is up 75% over 2014. Telephone expenses were 52% over budget due to technical problems but adjustments to the monthly bill has been reduced.

C. The vehicle expenses were over 98% due to needing a new transmission. Fuel was under by 24%. We still need diesel fuel for the season.

D. Headquarters and laundry were up by 36%. The store supplies are up and sales are up. We made approximately \$400 from the store. Tool expenses were up by 80% after buying a log splitter. Roads are okay for monies spent.

E. Presently the bank statements show there is 82,000 in the bank. Linda Alderman did not have money put into the Money Market after conferring with our accountant. Assessments are due by March 1<sup>st</sup> with no penalties but interest is accrued after that date. The waiver at the bottom of the reservation will be requested for each cabin reservation made and is to be brought to Nancy and Paul.

F. The board wants to revisit having an annual certified audit done since it has never been done. As explained by Nyle Willis it would cost about \$3500. Currently it is reviewed annually now by Nyle Willis with reports from the treasurer and secretary like a regular audit. Linda Alderman will contact Nyle Willis to verify and have something ready for the Annual Meeting.

5. **Water Resources:** Many thanks are given to the water committee for the many efforts to compile and resolve a working agreement for the Neighborhood Water System and preparing the Revisions to the By Laws # 12 and #13. Jodi Akers will take the lead on the remaining paperwork and contacts with DSR lawyer, Bruce Jenkins. Compromises were made and everyone believes this is a supportable and flexible document to be presented to the membership.

\*\*\*\*\*Jodi Akers made a motion to accept the By Laws #12 and #13 concerning the Neighborhood Water System and Easements as presented. Phil Hall seconded it.

**Unanimous Passed**

6. **Legal:** 2/3 of votes must be in favor of the By Law changes to have them passed. Barry Clarkson will look into the Utah statutes for the need of a special meeting concerning the proposed By Law changes. Paperwork shows it is sufficient without a special meeting for votes to be sent out and then counted.

A. Linda Alderman will prepare mailings

B. Work out instructions as a summary and remind members of the discussion at Annual Meeting concerning these By Law changes. Barry Clarkson volunteered to work on the summary and it will be reviewed by the board.

C. Return ballots within 30 days. This paperwork should be out by March 1<sup>st</sup>.

7. **Web Development and Communications:** It was proposed to skip this agenda item in order to adjourn the meeting and allow more time for the Forest Service discussion.

\*\*\*\*\*Jodi Akers made a motion to adjourn the meeting at 11:34 AM. Phil Hall seconded it.

**Unanimous Passed**

**The next meeting is scheduled for Saturday, April 9<sup>th</sup> at the Ranch Headquarters at 1:00 PM.**

Ranger Paul Hancock (Forest Service), Jennifer Green (Dixie National Forest), Lindsey Fonger and Earl Levanger were present to speak to the DSROA Board and Members concerning the **Special Forest Fuel Management Project and The Fire Protection Plan.**

1. To the North of DSR is BLM land with dry junipers and oak trees on the hillside. The program is to selectively thin out and burn to restore to the original grasslands. This would be similar to the project near Ruby's Inn and Tropic.

2. Lindsey Fonger could secure pictures for DSROA for the DSR website. There is a possibility that the removal of this fuel could be sold back to individuals.

3. If there is liability of a fire out of control, there are laws written that you would have to prove gross negligence before anyone could be held responsible for a fire out of control.

4. Meadow Canyon Road would be open to the public with BLM vehicles driving back and forth. Common sense would be required using the ranch roads such as no deliberate driving when roads are wet from recent rains or heavy water. No plans are made for road adjustments. We would ask for provisions to maintain the road. We are asking that BLM coordinate with Paul Brayton about the road conditions of Upper Crawford before going up. It is not a logging project as there would only be a few times for pick up for wood. It was noted that there was no way to turn around at the top of the gate and this could present problems.

5. The plan for this project is to be ready at the end of 2016 with funding over a 2 year span. They would notify the ranch during the spring and fall when burns would occur.

Earl Levanger is working with Brent Fulmer and Joe Bosze for fire protection at the ranch. Robert Musko should also be included as he is in charge of the roads.

1. He asking property owners to do feathering out and cleaning areas on their properties to decrease fire potential. Money is available to assist. (Stevens Fund Money) The state is changing its fire policy.
2. DSR needs to provide clearer signage for roads by using arrows etc. which could be done by the County. If a fire does break out, firemen don't have accurate directions and signage to reach the fires.
3. The "fuel break" is a maintenance issue and fire safety. DSROA needs a valid plan and needs to pick priorities of where this fire safety should begin along the boundaries for cleanup. It should be in the form of a letter to the state and the state could do a 1 year funding to match. This may set a level of being prepared to the state. It could make us eligible for a couple of loads of gravel for the repression land. A committee should be made to address this important issue.

Assignments to follow up:

1. Road damage done by Future Firm. Dated photos made available. (Paul Brayton, Robert Musko)
2. Security for all cabins. (Joe Bosze)
3. Laundry shed dilemma and proposal for replacement. (Joe Bosze)
4. Gravel Pit Policy. (Robert Musko)
5. Welcome letter to all new DSROA members (Jeff Michelsen, Candy Bosze)
6. Newsletter ready for April, including Forest Rangers and the Special Forest Fuel Management Project, Fire Safety from Earl Levanger at the ranch. (Linda Alderman)
7. Backhoe information. (Phil Hall and Paul Brayton)
8. In November, it was suggested that Mr. Brinkerhoff be asked to fix the "S" part of the road near Podunk. Has this been done?

**Proposed dates for upcoming Board meetings:**

**April 9<sup>th</sup>, May 14<sup>th</sup>, July 9<sup>th</sup>, August 20, September 10<sup>th</sup> (Annual Meeting)**

