

Board Member	Office	Areas of Responsibility	Neighborhood
Phil Hall	President	Reservations/Web Development & Communications	East Crawford
Joe Bosze	VP/Treasurer	Cabin Maintenance/ Equipment/ Facilities/Finance	Meadow/Podunk
Barry Clarkson	Secretary	Legal/Water	Middle Slide
Lary Sims	Director	Fire Protection	West Crawford
Larry Clarkson	Director	Wildlife	Lower Slide
Brad Hunt	Director	Agriculture	Broad Hollow/Lower Ranch
John Harris	Director	Ranch Caretaker Relations/Roads/ Public Safety	Pipeline/ Upper Slide

**DSROA Board Meeting**  
**Saturday, March 10, 2018 – Clarkson & Associates, LLC, St. George**

1. Welcome/Roll Call.

1.1 The Board and Members were welcomed by the Association President Phil Hall and a prayer was offered.

1.2 Roll Call was conducted. The following Board Members were present in person:

Phil Hall, Joe Bosze, Barry Clarkson, Lary Sims, Larry Clarkson, Brad Hunt, and John Harris were in attendance in person. Phill and Rachel Hunt, Sunshine Harris and Candy Bosze were also in attendance and Vance Green and Mariah Wheeler were each present by phone conference.

2. Presentation and Approval of Minutes. The Board Meeting Minutes for the February Meeting were prepared by Barry Clarkson and presented to the Board. A motion was made to approve the Minutes as presented and duly seconded. The motion passed by unanimous vote.

3. Financial Report. A financial report was provided by Joe Bosze including each account balance. It was reported by John Harris that he is the only one who still holds money which was to be spent last year for road, specifically including clearing of roadside organic materials which he intends to do as soon as equipment is available.

Excess funds from calendar year 2017 have been transferred to a savings account for future projects or needs.

4. Office Report.

4.1 Non-Member Cabin Reservations. A discussion was had that we need to have a clear rule to allow the Members the first opportunity to reserve and use cabins before non-members. It was proposed that no reservations for non-members would be allowed until within 30 days of the use date. A motion was brought and seconded to limit the ability of non-members to reserve time until 30 days before the use date. Motion was seconded and approved by unanimous vote.

4.2 Financial Report. We have collected 75% of all assessments.

4.3 Waivers. Most are signing and returning the waivers. If we do not get a waiver then we will not allow cabin use.

4.4 Spring Newsletter. The Spring newsletter will be sent out in by April 1.

5. Caretaker Report. Phill and Rachel led discussion and update on the Ranch. It is warm enough to begin work to redo the bathroom in the Ranch House. They will also be picking up two new goats and repairs are being made to the chicken pen and rabbit cage. New chickens and rabbits to be added.

Caretakers have sold their house and are all in at DSR. Took shed organization will continue. New chainsaw purchase was authorized and a tool box was donated to help.

We are waiting on the results of the Certified Water Operator exam.

6. General Board Discussion Items.

6.1 Neighborhood Responsibilities. The Board was reorganized to cover neighborhoods by the number of lots as set forth in the caption of this document. A motion was made to make the owners contact information available to the Board Members over a particular neighborhood to help make contact and organize. However, it is strictly prohibited that the information be sold or used for any commercial purpose. Motion passed on affirmative vote of the majority with Joe Abstaining.

6.2 Board Assignment for Pricing. Ranch Managers to do a price comparison on all major purchases and Joe was appointed as Treasurer to verify the comparison and lowest price.

6.3 Discussion of Dale Clarkson Proposals. Dale sent a memo indicating matters that he would like considered.

a. Pavilion. *It has become apparent over the years, that a larger building for group activities is seriously needed, so now let's build a pavilion (50' x 100' minimum) which could be simple or fancy as our budget would allow.*

Discussion: All agree that building a pavilion is a positive thing and should be considered as a long-term project. Most in favor of locating it at HQ. Rachel and Phill tasked with evaluating a possible location. We want to include a new septic system, RV sites and dump in the same location as the pavilion.

b. Neighborhood Water Systems. *Water is a very valuable resource and I put all water rights in the ownership of DSROA. However, they have chosen to do little or no development on this valuable asset. So all ranch members have little or no benefit and have not been able to easily use the water rights. Let's develop several neighborhood water companies making this resource available to members and their properties. (There are still several water sources on the ranch that not been filed upon).*

Discussion: If Members desire to construct and form a neighborhood water system then the rules are in place to allow that.

c. Horseback Riding. *Ranch members liked horseback riding better than any activity during the 40 year history of the ranch. It worked very well for many years. This opportunity was cancelled several years back and it is strongly recommended that we establish it again.*

Discussion: All in favor of having horseback riding for the benefit of Members through a third party Concessionaire so long as we do not increase or put our insurance in jeopardy. Barry will look into the possible insurance issue.

d. Roads. *Road maintenance is badly neglected. Out of our annual budget, the ranch has bought a good John Deere Grader, a Kubota tractor with implements, a Case backhoe and now a dump truck. The ranch roads still continue to be mostly unmaintained. A plan is available to build better roads. Also, there is a whole mountain of volcanic cinders on the ranch that could be used to greatly improve our roads.*

Discussion: Already working on this.

e. Miscellaneous Matters. *A few simple decisions can be made that would improve the friendly attitude of the ranch.*

i. *Remove the lock from the Iron Gate at the north end of the ranch.*

Response: Already done.

ii. *Make sure there is a suitably maintained port-a-potty at the fish ponds.*

Response: Agree. Managers should arrange for this at opening of season.

iii. *Authorize the developer and other Real Estate personnel access to selected cabin keys for showing to prospective new owners.*

Response: Open cabins should be available to get keys from Managers.

iv. *Organize anew and authorize neighborhood committees to evaluate ranch improvements.*

Response: Already done earlier in the meeting.

v. *Publish weekly or monthly cabin use data to encourage better communications and usage.*

Response: Done, see upcoming newsletter. Will not be done on a weekly or monthly basis.

f. Use and Cattle. *Deer Springs Ranch was created, organized and intended to be managed for the enjoyment of the people (member/owners), their families and their guests. Each anticipated project, program budget and management decision should be evaluated by the Board of Directors as it relates to the owners enjoyment of their ranch. Roads, activities, trails, fencing, water development and all other planning, need to be evaluated as they relate to the member/owners of the total ranch. Wildlife, cows, visitors passing through and the occasional un-accompanied guest do not pay annual assessments. Only the people who are member/owners pay annual assessments. Cattle are on the ranch for atmosphere and enjoyment. Their management and grazing locations should be as the member/owners direct.*

Discussion: This is managed by the Hunts and they have agreed to cooperate as reasonably possible.

g. CC&R's and Bylaws. *Careful consideration should be given to updating the Protective Covenants, By-laws and the Rules and Regulation of Deer Springs Ranch Owners Association. These control and leadership documents need to be updated and made freely available for members as a guarantee and protection of their investment. This responsibility could be assigned to an unbiased committee for ranch membership approval. Serious consideration must be given to understand and follow the intent and guidelines from the original developer.*

Discussion: All acknowledge and agree that the organization documents need to be redone. There are several conflicts in them. Barry volunteered to handle this and action was approved by the Board to try to have a draft ready for consideration at the next annual meeting.

h. Subdivision of Common Areas. *In the beginning, when the ranch was organized, only 1100 acres were identified as the common area. Each area of the ranch was carefully evaluated and the choicest locations were deeded to the ownership of the corporation (DSROA). The original organization of the company only included 200 memberships. As the initial concept began to firm up, the leadership and developer decided that a few changes needed to be considered. There were many unknowns in the creation of this project. Plans were cautious and conservative. To increase the financial safety and unknown budget demands, additional choice real estate acreage was deeded to the company. Most developments moving forward with conservative budgets, find it necessary to raise cash by selling off certain of their surplus assets. This program has now operated for over 40 years, using wise and conservative principles of financial management. It was planned that the project would be self-funding after a few years. The budget has not been adequate for proper management, maintenance and improvements necessary to meet real demands. The developer increased the acreage in the common area of the Deer Springs Ranch Owners Association to 2020 acres. Our thought was that at some point, these additional acres would be turned into cash so that the program could be self-funding, rather than increasing the annual assessments, which in fact is only a tax against the members. Some projects, improvement programs, building plans, services and activities, must be considered now as the board represents the desires and needs of all member/owners.*

Discussion: All Board Members agree that this is not something DSROA is willing to pursue. However, it was discussed and agreed that we might pursue the sale of the existing 4 Lots owned by DSROA in order to fund specific projects such as a pavilion.

i. Maintenance. *As the developer of Deer Springs Ranch, we are committed to better maintenance of existing assets, developing water systems, improving roads and establishing friendly member programs. To this end, we are placing \$ in a ranch development budget. We desire to meet with the elected Board of Directors for the Deer Springs Ranch Owners Association and other interested members to immediately identify ways and means to accomplish the requirements. All members are asked to help, research, evaluate, contribute and participate in helping to make Deer Springs Ranch great again.*

Discussion: Any donations would be welcomed but DSROA will need to plan fund and finance activities and improvements.

7. Legal/Water. The pertinent part of the letter has been updated to all water haulers and those connected to the DSROA System will be included in the newsletter.

A priority is to work on constructing or upgrading the existing water hailing station at HQ to be certified. Also the rebuilding of the HQ corrals needs to be a priority. It was decided that a load of timbers for the reconstruction of the corrals should be ordered and then we can continue to rebuild from there.

Jenkins should have everything they need to begin the collections.

8. Update on Fire Protection. Lary reported that he is prepared to build at least two signs to indicate that fire is allowed or not allowed. Rachel and Phill also reported that they have drafted a welcome letter which indicates that no fires are allowed. Signs by Lary were approved unanimously. We will have one at Ranch HQ, Bottom of the landing strip and one on the Iron Gate.

Also Lary proposed that we locate a sign and pole with a Ranch radio in the area of the upper cabins to provide for emergency communications with Ranch HQ and others. The idea received a great deal of support and Lary was tasked with getting a cost estimate.

9. Agriculture. Brad reported that there have been no material changes with agriculture. Some fencing is needed on the south end of the Ranch to keep out neighboring cows out.

10. Cabin Maintenance/Equipment/Facilities. Joe Bosze reported that we are waiting for weather to improve to get cabins up and running. First cabin reservations are set for May 11 presently.

Pier on the upper fish pond needs to be repaired or replaced. Phill agreed to take a look and see what can be done.

11. Roads/Ranch Caretaker Relations. John Harris reported that he will work with Larry Clarkson to get the road shoulders improved from the landing strip to the Iron Gate. He reported that the Managers are working very hard and making headway on the tool shed and other items at the Ranch HQ.

12. Ranch Area/Neighborhood Responsibilities. Further discussion of Ranch Neighborhoods was had and Larry Clarkson suggested areas. Mariah will help to identify the actual lot numbers in each area or neighborhood.

Nothing new to report on website.

13. Security/Wildlife. Larry Clarkson reported that turkey season is coming soon. He has not gotten any calls yet on hunters.

14. Adjournment. Meeting was adjourned.

Next Meeting the Second Saturday of April (the 14<sup>th</sup>), 2018, in St. George at Barry Clarkson's office at 11:00 am. 162 North 400 East, Suite A-204, St. George.

12. Executive Session. An executive session was held.

Dated: May 19, 2018.

/s/ Barry Clarkson

Barry E. Clarkson, Secretary