

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood	ATTENDANCE
Barry Clarkson	President	Communications, Fuel, Legal, Recreation, Water Chair	Lower Ranch	PRESENT
Kurt Jacobsen	Vice-President	Agriculture Chair, Headquarters, Cabin Renovations	Crawford East	PRESENT
Kathy Pierce	Secretary	Agriculture, Cabins (lower), Reservations	Johnnie Brown	PRESENT
Joe Bosze	Treasurer	Cabins (upper), Equipment Maintenance	Crawford West	PRESENT
John Harris		Fire Protection, Public Safety, Roads	Meadow Cyn / Pipeline	PRESENT
Mike McNichols		Agriculture, Cabin Renovations, Water	Lower Slide	PRESENT
Larry Clarkson		Equipment Operations, Recreation, Wildlife	Upper Slide	PRESENT

DSROA Board of Directors Meeting

Friday, March 12, 2021 – via Zoom Video Conference

An executive session was held prior to this meeting

1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed by Association President, Barry Clarkson. A prayer was offered in the Executive Session.
- 1.2. Roll call was conducted:
 - The following Board Members were present in person: Barry Clarkson, Kathy Pierce, Larry Clarkson, Kurt Jacobsen, Joe Bosze, Mike McNichols, John Harris.
 - Lot owners present by video conference: Vance Green (Lot 155/156), Clint Curtis (Lot 2), Jeff & Tina Collins (Lot 121), Donna & Mike Larsen (Lot 198), Michael Jordison (Lot 67), Bruce McQueen (Lot 101), Brent Fullmer (Lot 117), Marco Parrotto (lot 146), Brian Castle (Lot 130), Dale Clarkson (Lot owner), and others not identified, Kurt Jacobsen (*Property Manager*) and Mariah Wheeler (*Office Administrator*).
 - Board Member(s) not present: None

2. Presentation and Approval of Minutes – Kathy Pierce, Board Secretary

- 2.1. The Board Meeting Minutes from the January 2021 meeting were prepared and presented to the Board by email prior to the meeting. After no changes were brought to discussion, Kathy Pierce motioned to accept the meeting minutes. Barry Clarkson seconded. They were accepted unanimously.
- 2.2. The February 2021 Board Meeting was not held.

3. Treasurer Report – Joe Bosze, Board Treasurer

- 3.1. 73% of association dues have been received;
- 3.2. The checking account balance is at \$130,843; savings account \$61,150; 2nd savings account \$4,267.
- 3.3. Waiting for invoice for Kubota tractor which is still in the repair shop. Larry Clarkson will receive an estimate on the cost to repair it.

4. Office Report – Mariah Wheeler, Office Administrator

- 4.1. Cabin reservations continue to come in with Cabin 1 and Garden Cabin booked May through August, solid.
- 4.2. Several new members have joined DSR.
- 4.3. Mariah Wheeler submitted a proposal to the Board regarding the current ranch website. An upgrade in design and technology is needed. The proposal asked for \$1,000 for Mariah Wheeler to design a new website, paid by a \$500 deposit with the rest paid upon completion of the project. Should the project not be completed upon Board decision, not due to any fault of Mariah Wheeler, the Board would still pay the final payment to Mariah Wheeler. Kathy Pierce motioned to accept the proposal. Mike McNichols seconded. The vote was unanimous.

5. Property Management Report - Kurt Jacobsen, Property Manager

- 5.1. Several projects are currently underway:
 - 5.1.1. Cabin 6 drywall and taping are underway;
 - 5.1.2. Recent snow has left roads snow packed, but with the soft ground, plowing has not been an option. Also plowing around the cabins and headquarters is not possible due to the Kubota being in the repair shop.

6. Ratification of the DSROA acceptance of the BLM exchange of fees decision – Barry Clarkson

- 6.1. The Board reviewed the contract proposal by the BLM and unanimously voted to accept prior to the meeting. The contract was accepted by Barry Clarkson and sent to the BLM.

7. Review of Certified Water Operator Proposal of Increase of contract pay

- 7.1. Jeff Michelsen had previously sent a proposal to the Board for review. The Board had reviewed his proposal and offered a counter proposal as follows:
 - 7.1.1. Continual annual testing, monthly testing with 1 trip a month to the ranch, reimbursement for last years and this year's certification class, a 1 year contract beginning in February and up for review the following February, with only lower and upper water system testing, at \$200/month.

- 7.2. Jeff Michelsen declined the offer and wished to review and submit a counter-proposal. The Board will review it and respond accordingly.
8. **DSROA Lot 1 Water Easement Proposal Review – Barry Clarkson**
- 8.1. A proposal to have a legal water easement for the water system on DSROA Lot 1 had been submitted to the Board by member, Clint Curtis. After a review of the proposal, Barry Clarkson motioned that the lot owners of DSROA Lot 2 (whose water connection comes from the water system lines on DSROA Lot 1 – a common use property) will obtain a center line legal description and survey, at which time a formal easement can be recorded with the county. This easement would allow all users of the Podunk water system, permission to access their water system for repairs. This easement would benefit DSROA by formalizing that DSROA is not liable for the Podunk water system. Barry Clarkson offered to draft the documents and have them recorded. Barry Clarkson suggested that Iron Rock construction be contacted to provide the survey. Kathy Pierce motioned to accept the proposal of the easement, conditioned upon receiving the legal centerline survey and description. Larry Clarkson seconded. The vote was unanimous.
- 8.2. Barry and Kathy have discussed previously to the meeting about doing a private water system to request water rights our .45 acre feet from each lot owner up to the amount that would be needed for the users from DSROA to add to them to our system. Barry volunteered to help us do this with the paperwork needed to do.
9. **Proposed RV sites for discussion and approval**
- 9.1. The Board previously received a google earth picture with a sketch of the location of the proposed 6 RV sites near the upper cabins. It is proposed that 2-3 be developed now, with more in the future. Answering a question, Larry Clarkson stated it would cost somewhere about \$7k for a septic system and would need a 1250-1500 septic tank and leach field equivalent. Mariah Wheeler read an email received from lot owner Bart Batista who shared that the design flow would require a tank at the minimum of 1000 gallons, with perforated pipe or infiltrators; the cost would be negligible. Larry Clarkson noted they would like to get the project started sooner than later to help take advantage of the possible hiring of workkamps.
- 9.1.1. Joe Bosze shared a concern regarding the finishing of other projects on the ranch before this one was started.
- 9.1.2. Kathy Pierce shared Joe Bosze concern noting that Cabin 7 still needed the deck to be completed, and several propane lamps taken care of in the cabin.
- 9.2. Mike McNichols motioned to move forward on the RV pad project. Kathy Pierce seconded. All board members voted to approve the project with Larry Clarkson abstaining due to personal involvement in the project.
10. **Brief report of area of responsibility, by each Board Member**
- 10.1. Barry Clarkson –
- 10.1.1. Discussion of road maintenance by Kane County – Barry Clarkson inquired if the road had been graded at all last summer. John Harris affirmed it had.
- 10.1.2. Possible joint improvement of fish ponds restrooms – Barry Clarkson proposed that he meet with Kane County Road officials and pursue a shared improvement to restrooms near the fishing ponds. These restrooms would be a vault type restroom. The Board was favorable to the pursuit of the proposal to Kane County Roads.
- 10.2. Kurt Jacobsen – Nothing further.
- 10.3. Kathy Pierce – Added her concern that the deck of Cabin 7 be completed before renting it out this season, as it is a potential liability.
- 10.4. Joe Bosze – Nothing further.
- 10.5. Mike McNichols – Looking forward to his retirement and spending more time at the ranch. He intends to help as much as he can on the ranch.
- 10.6. John Harris – Inquired of Larry Clarkson if there was gravel in the gravel pit, which was affirmative. John Harris shared a conversation between he and Norris Church who inquired of a lot trade for road work at the ranch. The Board responded they did not have a lot to give him, however, perhaps it could be arranged in another way and would consider what could be offered, due to the cost of the lot vs the cost of the contracted road work.
- 10.7. Larry Clarkson – nothing further.
11. Barry Clarkson informed the membership attending that he had resigned as DSROA Board Member and President. In the executive session prior to the meeting, Mike McNichols had been appointed as the new President, and had asked Barry Clarkson to conduct the meeting, and to make his announcement at the end of the meeting.
- 11.1. Many expressions of gratitude were given to Barry Clarkson for his excellent service.
12. **Adjournment.** The meeting was adjourned by Barry Clarkson. Next Meeting: by ZOOM, Friday, April 9 at 4:30pm for the executive session and 5:00pm for regular meeting.