

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

DSROA Board of Directors Meeting

Saturday, March 14, 2020 – TELECONFERENCE

An executive session was NOT 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 by Barry Clarkson.
- 1.2. Roll call was conducted:
 - The following Board Members were present by teleconference: Barry Clarkson, Kathy Pierce, Larry Clarkson, Kurt Jacobsen, Brad Hunt, Joe Bosze.
 - Others present by teleconference: Michael Jordison (Lot 67), Nick Brignoni (Lot 55), Byron Schimpp (Lot 82 & 84), Kurt Jacobsen (*Property Manager*) and Mariah Wheeler (*Office Administrator*).
 - Board Member(s) not present: John Harris

2. Presentation and Approval of Minutes –

- 2.1. The Board Meeting Minutes from the February 2020 meeting were prepared and presented to the Board by email prior to the meeting. Joe Bosze motioned to accept the meeting minutes. Kurt Jacobsen seconded. The motion passed unanimously.

3. Treasurer Report – Joe Bosze, Board Treasurer

- 3.1. Association Dues: 75% of Association dues have been received.
- 3.2. Bank account balances reported as follows: Operating Account \$116,500 balance and \$59,000 in savings, with the special savings account at \$4,250.00.
- 3.3. Budget Items – Receipt of the reimbursement check for the core of the solar batteries returned to Factory Motor Parts has been deposited into the Operating Account in the amount of \$831.00. A few budget items were brought up including the extra expense on the recording fees for the Protective Covenants. Barry Clarkson noted that due to Kane County restructuring its fee scale, the cost to record was more expensive than initially thought, but also noted that the extra expense would be made up through the year.

4. Office Report – Mariah Wheeler

- 4.1. Association Dues - Mariah Wheeler reminded the membership that there are a few more days remaining to pay their association dues before late fees begin to be implemented.
- 4.2. Questions – Barry Clarkson asked if due to COVID-19, if cabin reservations were being affected. Mariah Wheeler responded they were not and she was still receiving reservation requests as normal. Barry Clarkson inquired if Kurt Jacobsen and Mariah Wheeler had a system in place for reservations and if it was working well. Mariah Wheeler responded there is and it is. Kurt Jacobsen concurred.

5. Property Manager Report – Kurt Jacobsen, Jacobsen Management, LLC

- 5.1. Cabin Check in – Kurt Jacobsen highlighted that a member is currently utilizing cabin 7. The refrigerator in 7 had to be re-lit and Brent Fullmer assisted. The member has not reported it to have stopped working since then.
- 5.2. Cabin 8 – Refrigerator is working very well and has been for a week.
- 5.3. Comfort Stop – Has been opened and has water available.
- 5.4. Store – Porch has been removed and is under construction with a future for a community board and a covered porch. The sink and cupboards have been removed and the wall is being reconstructed to hold water lines for a new stainless steel sink, potentially to be purchased from a restaurant, cost about \$90.00. Soap dispensers will be provided by Kurt. Wall also to be reconstructed to hold gas line in addition to the water line. Gas line for refrigeration.
- 5.5. Generator – Was run 4 hours yesterday due to consistent overcast weather and the tank was down 1/3. The leak has not yet been found.
- 5.6. Tool Room – Kurt Jacobsen is currently making bird house kits for an activity for kids to do at the ranch.

5.7. BBQ – Past BBQ's show not a lot of income for amount of work, however, Kurt Jacobsen is enthusiastic to cook for the crowd's enjoyment.

5.8. Questions:

5.8.1. Barry Clarkson inquired if the generator is starting up and functioning properly. Kurt Jacobsen responded affirmatively. Kurt Jacobsen noted he is also starting up the grader and back hoe periodically for maintenance.

5.8.2. Joe Bosze inquired if during those equipment startups Kurt Jacobsen is having to use ether. Kurt Jacobsen responded that he is not. Joe Bosze inquired if Kurt Jacobsen would actually use WD40 instead of Ether, as it is more engine friendly, with the draw back that it must be sprayed simultaneously to someone cranking the engine. Kurt Jacobsen responded he would use WD40 and have a supply on hand for future use.

5.8.3. Barry Clarkson inquired if there is a 1 month plan and if there is snow present on the ranch. Kurt Jacobsen responded the lower ranch has no snow, but the roads are muddy and slick. The forecast shows no further weather until next Wednesday, however April looks to be the same as March as far as wetness. Joe Bosze noted he has 4" of snow on his lot this morning.

5.8.4. Barry Clarkson inquired of the arrangement of Jeff Collins work on the ranch. Kurt Jacobsen noted that Jeff Collins is donating his time, as is Tina Collins, due to their inability to work on their own lot because of weather related concerns. Barry Clarkson added his appreciation and noted that he wants to ensure that any members, such as the Collins and Brent Fullmer, who dedicate many hours of time in generosity to the ranch, should be recognized and hours to be kept track of.

6. Discussion/Approval regarding Agricultural budget requests for 2020 – Barry Clarkson

6.1. Barry Clarkson invited Brad Hunt to take the lead on the discussion. Brad Hunt asked permission to postpone his discussion until his portion, later in the agenda. Barry Clarkson agreed.

6.2. There was much discussion regarding this matter with highlights as follows:

6.2.1. Brad Hunt identified areas of his board responsibility to be: Erosion, Weed Abatement, Fences, Water Systems, and Crop Management and spoke of those improvements.

6.2.2. Brad Hunt will share at an upcoming meeting, a presentation he has prepared for the membership regarding the NRCS grant acquired by Doug Hunt Cattle Company and its projected benefit to Deer Springs Ranch.

6.2.3. Barry Clarkson requested that in that future presentation, two items also be included and presented on, including: Fences, per the Doug Hunt Cattle Company Contract with Deer Springs Ranch and the system by which purchases for the ranch are made with transparency due to the representational conflict of Brad Hunt as representative of Doug Hunt Cattle Company and Brad Hunt as Deer Springs Ranch Board Member.

6.2.4. Discussion was held regarding recent purchases made by Brad Hunt with a request for transparency and discussion with other Board Members, prior to purchase, for self-protection.

6.2.5. Discussion was held regarding the financial benefit of the agriculture budget and potential income to the ranch for improvement projects.

6.2.6. Discussion was held regarding the responsibility of Deer Springs Ranch to compensate Doug Hunt Cattle Company for money received through him, from NRCS, as DHCC will be receiving it as income and has been promised by Brad Hunt, would receive "fair" compensation.

6.2.7. Discussion was held regarding the use of the NRCS money, through Doug Hunt Cattle Company, by Deer Springs Ranch as a third party (as well as the water system improvements – see section 7a of these minutes).

6.2.8. Final discussion resulted in appreciation of Doug Hunt and Doug Hunt Cattle Company, by Barry Clarkson. Additionally, a postponement of the presentation and discussion to be held in person, at the next meeting.

7. Brief report of area of responsibility, by each Board Member –

7.1. Barry Clarkson – Two items were presented:

7.1.1. Water Filling Station at Headquarters – There is a current plan being developed by Barry Clarkson with the close assistance of Brent Fullmer and Vance Green to create a water filling station for member's water hauling services, by this summer, particularly by the Annual Meeting to be held in September. Brent Fullmer has developed a plan to extend the water line of the South Deer Springs Water system where a current connection is, to accommodate a drain to the wash as well as a connection to be made at the water hauling station. The estimated fixed cost will be about \$3,000.00. The type of system will be mobile and consists of a steel "J" stand. Vance Green to send a similar picture to the Board for a visual. Larry Clarkson noted he has purchased two mobile "J" stands that the ranch could utilize one in the meantime, while the ranch builds its own. At this time, the ranch will move forward with building its own, but will fall back on the offer if needed.

7.1.2. Half Moon Reservoir – The purpose of the reservoir is to provide water for livestock and wildlife, allowing both to remain out of the Half Moon Reservoir and to provide a potential water station for future use. The plan developed by Phil Hall has been thoroughly reviewed and after considering current needs and expenses, a simplified plan was presented which would consist of a system run by solar power in a manner that when the sun is shining, water will be pumping into catchments such as troughs, but will also have a shut off switch. There will be room for future development. The cost to develop the well in this manner is estimated at \$5,000.00, excluding replacing or repairing

the current well pump. An additional \$2,000.00 would be needed to replace/repair. Perusal of a partial reimbursement for this improvement through the NRCS funding held by Doug Hunt Cattle Company was indicated as a possible route, however, the ranch would not need to rely on this funding as budget money is in place to cover this improvement. Brad Hunt did affirm that this project would be in line with a potential match funding. Mariah Wheeler inquired what that system of fund matching would look like. Brad Hunt responded that there was some concern on the process, but most likely it would be in the form of a check.

7.1.3. Questions/Discussion –

7.1.3.1. Track Hoe - Joe Bosze noted that Phil Hall was having the track hoe work on his place to be done around the first of April. Following work on Phil Hall's place, work would commence in Pond 1 and 2 and then Half Moon Reservoir. Barry Clarkson noted he did not feel that the track hoe would need to be focused on the HMR at this time. Joe Bosze suggested a partial clean out. Vance Green inquired about potential catch pond development higher than the current diversion catchment. Larry Clarkson noted there has historically been 2 in addition to the diversion catchment and would like to see them redeveloped.

7.1.3.2. Well Development – Vance Green suggested that DSR seek information on the cost of a well casing rehab. Kathy Pierce suggested a well contractor as well as Vance Green suggesting a well contract, both of which Barry Clarkson has contact information for.

7.2. Kurt Jacobsen –

7.2.1. Cabin Renovations – Kurt Jacobsen requested the postponement of improvements to Cabin 8 in lieu of renovations being done on Cabin 6, with structural work done on Cabin 9 & 10. Brad motioned as stated by Kurt Jacobsen. Larry Clarkson seconded. The Board unanimously approved the motion.

7.2.2. Tool Room – Kurt Jacobsen noted he has made a workshop in the tool room so that he can build doors and windows for the cabins, with the tools he has on site.

7.2.3. Store – Kurt Jacobsen is developing the store front to have a covered porch and developed community board as an attractor to those who arrive at the ranch.

7.2.4. Blacksmith Shop – Kurt Jacobsen requested the board to allow him \$3,500.00 to take down and rebuild the current blacksmith shop, and in so doing, reusing the materials taken down to make the improvements on the store. Joe Bosze and Brad Hunt affirmed their support. The board unanimously agreed.

7.2.5. Question –

7.2.5.1. Certified Water Operator - Joe Bosze inquired regarding the certified water operator. Barry Clarkson noted that after much deliberation, Jeff Michelsen (former Board Member), agreed to provide the Certified Water Operator services for DSR. Jeff Michelsen has taken the test and is awaiting results. Once he is certified, he will begin services to DSR for the same agreement as made by Barry Clarkson, for the position. (see February Meeting Minutes).

7.2.5.2. Enclosed Trailer – Joe Bosze inquired on the use of the trailer, noting his support that the trailer should be available to be used as a trailer, rather than a storage unit. Kurt Jacobsen noted that in the heat of cleaning out Cabin 7 for use, many supplies needed to be held in the trailer. Currently the trailer is holding the Tongue and Groove for the Cabin 6 renovation project. It will be made available for use as a trailer in the near future.

7.3. Kathy Pierce – Cabin Reservations – expressed a concern that cabin reservations need a system for those who cancel their reservation due to the weather. It was decided that such cancellations/potential refunds or credits, prior to the April 15 date, will be handled by Kurt Jacobsen and Mariah Wheeler, according to the situation. Following April 15, all current rules and regulations are enforced as stated on the website. Barry Clarkson also suggested that a concrete rule could be developed for such cases, prior to April 15 and following the regular season, October 15, and should be put in place. Kathy Pierce will meet with Kurt Jacobsen and Mariah Wheeler to develop the protocol.

7.4. Larry Clarkson – Stated a reminder of great concern that members travelling the ranch roads need to be held responsible for damage they incur to the roads. Concern stating Phil Hall having the track hoe come out April 1st was noted as best to be done by May 1st due to current weather conditions. Barry Clarkson agreed and noted that Kurt Jacobsen and other at the ranch will need to help remind members and watch for damages made, in which a bill will be sent for road damage reimbursement.

7.5. Joe Bosze – Noted he has furniture for Cabin 3 and some outdoor furniture for Garden Cabin. The Cabin 3 furniture can just be moved directly into Cabin 3 when the upper cabins begin to open. Kurt Jacobsen inquired about cushions for the furniture at Garden Cabin and Joe Bosze noted they have furniture, but haven't purchased separate cushions. They will be in communication with each other.

8. **Adjournment** – The meeting was adjourned by Barry Clarkson with the next meeting to be held in the office of Clarkson and Associations, in St George, on April 18, 2020 at 11:00am, with an executive session to be held prior at 10:30am.