

Minutes of the DSROA Board Meeting held March 19, 2022 10:00 am.

1. Welcome – Mike McNichols, Board President

- i. Prayer
- ii. Silent Roll Call was performed by Jennifer Schaerer after requesting identification of unknown zoom participants: 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. Bruce McQueen (101)
 - i. Vance Green (155, 156)
 - j. Jeff Michelson (113)
 - k. Israel Whitbeck (274)
 - l. John Reid (018)
 - m. Jeff and Tina Collins (121)
 - n. Kevin & Cyndi Poole (64)
 - o. Joe & Arlene McElroy (122)
 - p. Joan Smith (269)
 - q. Brian Castle (130)
 - r. Cal & Kelsie Boettcher (277)
 - s. Alex Scharnetzki (282)
 - t. Kathryn King (daughter/trustee for Larry Baer) (139/140)
 - u. Mark Wery (230)
 - v. Byron Schimpp (82, 84)
 - w. Brent Fullmer (117)
- 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. Update on the status and situation at DSR – Mike McNichols

Tez Lyons (Lot 301) tried to stay on her lot for the winter with several dogs and horses but the weather and her facilities/equipment made it too dangerous. For her safety, Kurt offered for her to stay in Cabin 8 until the roads/weather cleared. It turned into an open-ended situation. She is moving up to her lot today and has offered to pay the ranch for her use of Cabin 8. Going forward, it has been decided by the board that the Ranch Manager has emergency powers to allow a member to stay in a cabin for 24

hours until the board can be consulted. Mike invited any members with concerns or questions about the situation to call him directly. He also expressed gratitude for the work Larry put in which resulted in a resolution and that Kurt made the best decision so that a terrible outcome was averted.

▪ **3. Presentation and approval of February meeting minutes – Cindi Olson**

- i. A motion to approve the minutes for the February 2022 meeting was made by Cindi Olson, seconded by Larry Clarkson and the minutes were approved unanimously.

▪ **4. Treasurer Report – Joe Bosze**

- i. Used the new Quickbooks system and determined that 70% of dues has been collected so far.
- ii. There is approximately \$ 131,000 in checking acct, \$61,200 in savings, and \$4200 in special savings

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

- i. Online Quickbooks – Board members have been sent an invitation for viewing the Ranch finances on Quickbooks; which will soon be integrated with the cabin reservation system—target of May with Mariah’s help. As other parts become integrated, they will go live on the new website.
- ii. New Website – Other functionalities are: chat groups, bulletin board postings, anybody looking for dirt, work resources, anybody looking for knowledge on how to get a water system connected, and monthly surveys.
- iii. Jennifer reminded all members to respond to this month’s survey regarding road signs on the ranch and the proposed June Town Hall.
- iv. A request was made by Jeff Michelson to provide a monthly accounting of the budget which used to be attached to the email notification of the board meetings. Jennifer agreed to provide that information in the e-mails until the new website has that information and it is available to all members but not the general public.
- v. Mike notified Jeff and Tina Collins that their request for discussion of water rights transfer had been received by the board but a response has not yet been formed.
- vi. Joe Bosze asked if closed caption could be used for board meetings but Jennifer informed him we unfortunately do not have that capability.

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

- i. Cabin 6 – Breakfast nook and cabinets are finished, everything is done except connecting the gas line to the stove and concrete countertops (which will also be made for Cabin 4).

- ii. Cabin 7 – Jeff and Tina installed new flooring throughout the lower level that needed replacing due to water damage from a frozen water filter. Leftover material will cover half of the upstairs, looking for more now.
- iii. Worked with Jennifer on learning Quickbooks which will eliminate the AP voucher system, will continue to use Google Docs until he learns to do it all in Quickbooks.
- iv. Also ordered onion, potato, and garlic starts for the garden which will be started next week. Looking for volunteers to help in the garden, will be posting a schedule.
- v. Memorial Day plans include a BBQ with roast beef, and a scavenger hunt. Open to suggestions for other activities.

A discussion of planned, scheduled communications with members occurred. The new website will contain all of the information that used to be sent out by physical mail so the question of continuing the expense and work involved in sending out this information by mail was raised. It was determined that a hard mail will be sent out to announce the new website and how to access it. This mail can include an option for a member with digital challenges to opt to continue to receive mailings of critical information.

▪ **7. Review 2021 Consumer Confidence Report – DSRS water sources – Jeff Michelson**

1. In 1996, the EPA made an amendment to the Safe Drinking Water Act, which required that each water system report and prepare report an Annual Quality summary to their customers to provide them information about their drinking water. And then Utah State Division of drinking water also adopted that. So it has to be published in the newspaper or it has to be depends on the size of your water system provided to your customers so they were able to get the information. This report will be on the website as well as information for lot owners on how to prevent contamination and protect their drinking water.
2. We used approximately 766,000 gallons from the lower cabin water system. Our highest volume pumped from the well was in July.
3. Joe Bosze informed us that Cimarron Memorial High School made the cover for the meter. If it is not clear enough to read through, 600 grit sandpaper can be used before hitting it with a turbo torch...extreme caution as well as a backup cover were suggested.

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

1. Mike McNichols
 - i. Nothing further
2. Kurt Jacobsen
 - i. Nothing further
3. Cindi Olson

- i. Kevin and Cyndi Poole will be staying on for early season as workcampers. All RV spaces will be full of workcampers starting the middle of April. June will see Leda and Kim, a retired vet tech arrive. Interviewing 2 others for late summer.
- 4. Joe Bozse
 - i. Nothing further.
- 5. John Harris
 - i. Not in attendance
- 6. Kathy Pierce
 - i. Kurt is doing a great job on the cabins, Kathy posted some pictures on Facebook. Mike asked if someone would ensure pictures are updated on the new website, Cindi Olson said she and the workcamper crew could create a catalogue of new pictures of the cabins.
- 7. Larry Clarkson
 - i. Should be able to finish RV pads next week, total of 3 plus some additional parking.
 - ii. Vacuum releases as anti-siphon measures need to be purchased and installed on all hydrants. Brent and Kurt are in the process of obtaining them.
 - iii. Roads are pretty decent now, where Larry had done snow removal are dry and drivable, another couple of months for the other roads to dry out. Forest Service crew has begun work in the forest. Some mess has been made, we will see what needs to be done to correct it.
 - iv. Asked if any of the cabins are handicap accessible. It was determined that none are yet. General agreement that this should be taken into consideration in future planning/remodeling.
 - v. The chat included a mention that some ice fishing occurred in the upper ponds that may or may not have involved members. No decision was made regarding a solution, but everyone present was made aware.

▪ **9. Adjournment**

- 1. Next Board Meeting: April 9, 2022, 10 am

DocuSigned by:

Cindi Olson

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Submitted by: Cindi Olson, Secretary March 20, 2022

Cc: Jennifer Schaerer, all board members.