

## Deer Springs Ranch Owners Association

The minutes of the Board of Directors meeting held April 8, 2017 (10:00 AM) at The Cowboy Bunkhouse, 220 West 300 North Kanab, UT 84741.

Name	Office	Responsibilities	Term	Present	Absent
Phil Hall	President	Legal, Crawford	2018		Y
Joe Bosze	Vice President	Equipment, Facilities, Cabin Maintenance, Public Safety Team, Crawford	2017	T	
Jeff Michelsen	Secretary	Reservations, Security, Web Development, Communications, Lower Slide	2017	Y	
Jodi Akers	Treasurer	Finance	2017	Y	
John Harris		Legal Team, Ranch Manager, Roads, Public Safety Team	2017	Y	
Barry Clarkson		Legal Team, Water, Public Safety Team	2018		Y
Brad Hunt		Fire Protection, Agriculture, Wild life	2018	Y	

Key: Y = Yes. T = Telephone.

1. Jeff Michelsen called the meeting to order at 10:10 AM. Brad Hunt offered the prayer. Members present were: Mark Rowley. Also present were Allen and Firda Anderson. Attending via conference call were: Joe Bosze and Mariah Wheeler Ranch Secretary.
2. Meeting minutes
  - a. March 2017 meeting minutes discussion. Joe Bosze discussed the comments from the Garrets. Brad Hunt made a motion to strike the comments by the Garrets from the March meeting minutes. John Harris seconded the motion. All board members present voted in the affirmative. Brad Hunt made a motion to approve the March 2017 minutes with the Garrett comments removed. John Harris seconded the motion. Brad Hunt, John Harris, Jeff Michelsen and Joe Bosze voted in the affirmative. Jodi Akers abstained from the vote as she had not had time to review the minutes.
3. Financial report

- a. \$1,400 in care taker account, \$11,000 in savings, \$120,000 in checking. The money for the laundry shed and the backhoe tires were not in 2017 budget. \$131,000 assessments have been received. Pay-for-play itemized in QuickBooks.
- b. Costco membership for ranch discussed. Jodi Akers made a motion to obtain a membership to Costco for the ranch. Brad Hunt seconded the motion. All board members present voted in the affirmative.

4. Legal team

- a. Update on Kane County Resolution regarding GSENM – not discussed.
- b. Neighborhood mapping and assignments – not discussed.
- c. Updated copy of Rules and Regulations provided but not discussed. Brad Hunt made a motion to review the revisions. Jodi Akers seconded the motion. All board members present voted in the affirmative.
- d. Approval to adopt Utah State HOA bylaw language – not discussed.

Brad Hunt welcomed the Andersons as the new ranch caretakers.

John Harris discussed further contracting with the Braytons to get the cabins open for the season. Brad Hunt, Jody Akers, and John Harris felt that if the Andersons need assistance they could contact the Braytons. Jodi Akers made a motion to hire the Braytons for up to 24 hours to assist the Andersons. Brad Hunt seconded the motion. Joe Bosze, Jodi Akers, John Harris and Brad Hunt voted in favor. Jeff Michelsen voted against.

5. Legal team/water/public safety team

- a. February and March water testing reports. February water test approved. March water test results pending. The upper water system has not been tested. Mariah Wheeler to contact Barry about the test.
- b. DSR 40<sup>th</sup> Birthday celebration discussed briefly. It will be on May 27, 2017. Probably on lot 111. Nothing expected of the board.

6. Agriculture/fire protection

- a. Grant application with NRCS. The funding has been ranked and is being allocated by applicant. Our project was approved up to \$40,000. We have not received a no.
- b. Training on the operation of the fire truck will be upcoming.
- c. Turkey hunt. Cabin 8 rented to Larry Clarkson for two turkey hunters. \$200.00 revenue generated.
- d. Bees. The bee contracts have not been signed. The bee signs the have been ordered and received by Jodi Akers. The bee keepers were to pay for each sign.

7. Facility maintenance

- a. Ranch house. The remodel of the ranch house is progressing. Larry Meltzer submitted invoice for 90 hours or approximately \$2,500.00. Brent Fullmer and Larry Meltzer thanked for their efforts.
- b. Laundry shed. The construction of a workbench inside was authorized. Delivery will be on 15<sup>th</sup> of the month. The cow palace will need to be torn down. The existing plumbing, propane, electricity, and water connections will be reused. Concrete board will need to be obtained and installed. Joe Bosze made a motion to purchase the flooring. Jodi Akers seconded the motion. Those board members in attendance voted in the affirmative.
- c. Misc. discussion. The peeled cedar log entryway to ranch headquarters needs to be re-stained. Mariah Wheeler asked to add the ranch manager's report to the agenda. Brad Hunt asked Mariah for the contact information to stock fish for the ponds. Jodi Akers advised the board on the "Square" application/hardware for the Andersons to run credit cards at the ranch. This was in response to the rental of a cabin to Lloyd Jessop who are nonmembers. A cleaning fee was discussed.

#### 8. Roads

- a. Equipment lease agreement – not discussed.
- b. Podunk road wash out and broken water line in neighborhood water system. John Harris was unable to determine if the broken water line caused the road wash out or the wash out of the road broke the water line. Twenty feet of 30 inch culvert needs to be installed. The repair of the private water system and the repair of the road were discussed.
- c. Dale Clarkson road proposal. Dale Clarkson would like to hire Lamb Construction to grade the ranch roads for the 40<sup>th</sup> year celebration on May 27<sup>th</sup>, 2017. Dale will cover the costs and will not seek reimbursement from DSROA. Jodi Akers made a motion to allow Dale Clarkson to perform road grading work during May without asking the board for reimbursement. Joe Bosze stated that if Dale Clarkson/Lamb Construction finds a section of road that was washed out the board should give him permission to repair the road. Jodi Akers stated that the bill for repair of washed out roads should be provided to the board. The board would provide gravel at no charge. The motion was amended to have John Harris coordinate any gravel usage. Those board members in attendance voted in the affirmative.
- d. Dump truck. John Harris discussed the need for a dump truck.

#### 9. Other discussion

- a. The Andersons were provided an opportunity to introduce themselves.
- b. Mark Rowley asked where members could "dry camp" when they are unable to access their lot due to weather or road conditions. The need for an RV pad with a dump station (which would require a septic system), water, power, and trash facilities were discussed. Potential locations were discussed. Mariah Wheeler was asked to add this item to the May agenda.

10. The meeting was adjourned at 11:50 AM.

The next Board Meeting will be held May 13, 2017 at 1:00 PM at ranch headquarters on Deer Springs Ranch, UT.

An executive session was held after the meeting.