

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood	ATTENDANCE
Michael McNichols	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
NOT APPOINTED		Agriculture, Cabin Renovations, Water	Lower Slide	N/A
Larry Clarkson		Equipment Operations, Recreation, Wildlife	Upper Slide	PRESENT

**DSROA Board of Directors Meeting**  
**Friday, April 9, 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, Michael McNichols, whom also gave a prayer.

1.2. Roll call was conducted:

- The following Board Members were present in person: Michael McNichols, Kathy Pierce, Larry Clarkson, Kurt Jacobsen, Joe Bosze.
- Lot owners present by video conference: Vance Green (Lot 155/156), Clint Curtis (Lot 2), Jeff & Tina Collins (Lot 121), Bruce McQueen (Lot 101), Brent Fullmer (Lot 117), Brian Castle (Lot 130), Dale Clarkson (Lot owner), Bob Becker (Lot 4), Jeff Michelsen (Lot 113), Clint Gray (Lot 211), Karen Frei (Lot 13), Kelsie & Cal Boettcher (DSR Lot 277), Ben Collinwood (Lot 227), John Reid (Lot 18), Cindi Olson (Lot 17), and others not identified, Kurt Jacobsen (*Property Manager*) and Mariah Wheeler (*Office Administrator*).
- Board Member(s) not present: John Harris (did join in the last portion of the meeting)

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

2.1. The Board Meeting Minutes from the March 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. Larry 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. 83% of association dues have been received as of March 31;

3.2. The checking account balance is at \$151,998; savings account \$61,172; 2<sup>nd</sup> savings account \$4,268.

**4. Office Report – Mariah Wheeler, Office Administrator**

4.1. Cabin reservations are becoming limited. Call with dates as soon as possible.

**5. Property Management Report - Kurt Jacobsen, Property Manager**

5.1. Several projects are currently underway:

5.1.1. Cabin 6 drywall is finished;

5.1.2. All lower cabins open this week.

5.1.3. Water issue is still being resolved.

5.1.4. Cattle have returned, about 40 head, and are working up Meadow Canyon, but will be pushed to Lowers Slide.

5.1.5. Need a new washer and dryer.

5.1.6. Working towards getting power run to the cabins for electrical refrigerators.

5.1.7. Kubota is back at the ranch, but is missing a part.

5.1.8. Question – Brian Castle – is the water hauling station open? Kurt Jacobsen responded that the water station is open, but the water is pinched down, so the water flow is slow to the tune of about 1 hour to fill 4 tanks for water.

5.1.9. Discussion – Michael McNichols inquired regarding a sign at JStation reminding members to be careful when using the station. Kurt Jacobsen will have a sign made to mount to the JStation with instructions.

5.1.10. Follow-up – Michael McNichols inquired regarding the water testing to be done on April 14; is a cautionary sign needed? Jeff Michelsen noted that the water going into the JStation may have been contaminated and those that haul water should be notified that potential contamination may be present. Mariah Wheeler will notify the Water Hauling Members of the breach of water line by email. Kurt Jacobsen will post signs that says water is "use at your own risk". Vance Green suggested the incubator be used to do an interim test between now and the April 14 testing date. Jeff Michelsen agreed.

**6. BLM/DSR Fencing agreement, Podunk – Kathy Pierce**

6.1. Kathy Pierce reemphasized the concern regarding the cows trespassing into Podunk. A meeting was held with Kurt Jacobsen, Michael McNichols, Kathy Pierce, Alan Bate and a BLM Rancher who is also a friend of Kathy, to discuss the



location of the fences and the responsibilities associated with them per the new map provided by the BLM. (See attached copy of the map). Yellow areas are the DSR allotment fence assignments. The circled areas are the changes to the new allotment. Those are circled in blue and note the fence is down. The orange circle indicates the private property on DSROA Lot 1. This may need some repairs. The green indicates Jonesy property and the circled area, practically the entire fence is not good. The small purple circle on the Johnny Brown road is that a gate will be placed by the BLM at that location. The BLM has offered 50 posts and wire in increments to be completed on BLM property. Those areas are noted in yellow, except for the fence on the east side of the Johnny Brown area, which is on BLM, but it is considered private fencing. In the meantime, there have been up to 80 cows on lot 1 and 2, which has done a lot of damage. Kathy Pierce noted that Jeff Michelsen took a sample at the spring box and found EColi. The members of Johnny Brown is requesting help to get that fencing taken care of to help keep the cattle off of DSR property. The BLM has offered to have 2 or 3 apprentice people to come help get those fences up, under the direction of Kurt Jacobsen. Members of Johnny Brown have been invited to help and some members are putting up their own fences. Karen Frei commented that she would be putting up her own fence and will be getting a bid on the 24<sup>th</sup> of April to get it done. Karen Frei expressed frustration that this discussion has happened for years without help. Kurt Jacobsen noted that he spoke with Hunt Cattle Company and received confirmation that all of the BLM fencing (all fences noted in yellow, as well as the upper northwest corner where the wash exists) will be completed between end of May and first part of June. This will not include any of the private areas. Karen Pierce inquired regarding the difference between private and BLM fence. She cited an example: Lot 13 borders BLM, so is it considered a BLM fence? Larry Clarkson noted that there are 4 different issues that are in discussion: Karen Frei question re: Lot 13, is a Hunt Cattle Company fence to keep their cattle in and not allow them to leave DSR property and go onto the Brinkerhoff allotment. The only way to keep cattle off of Lot 13 is to have Karen fence it. Larry Clarkson continued that the issue with Lot 1 and the water source is the responsibility of the association to take care of those lots, separate and apart from BLM and Hunt Cattle Company. Fencing off DSROA Lot 1 is fencing OUT the cattle. Larry Clarkson noted that Clint Curtis is opposed to fencing Lot 1 and cutting through the meadow of Lot 1 and Lot 2, but a potential solution was to have the Curtis fencing the south side of Lot 2 and DSROA fence the north line of Lot 1 as well as the east side around the water and the 100' protection zone (upgrading to a double fence to keep protection). Kathy Pierce noted that the north side of Lot 1 borders private land with Jonesy. Larry Clarkson noted that the spring is on Jonesy property. Kathy Pierce said the new owners of Jonesy property are not willing to fence the spring at this time due to costs. Larry Clarkson noted that the fence around Lot 1 and its water source, should be done by DSROA. Clint Curtis has agreed to maintain the fence to keep the cattle off of Lot 1 and Lot 2. The boundary line that is being breached is not DSROA fencing and belongs to another allotment. If you connect the two yellow lines straight across, you can see the allotment does not go across Jonesy. Larry Clarkson noted that DSROA does not have the funds or the responsibility to fence of Jonesy property to keep the cattle out of DSR property. Larry Clarkson felt that HCC and DSROA combined should work on the north stretch of yellow fence that divides the BLM allotment west of the homestead and up to the north as part of the swallow park allotment. DSROA association should fence lot 1 and the water source; not fence the true boundaries of Lot 1 due to the access (fence on west side of all the roads) and add a cattle guard where the road continues north to the trailhead in the valley. The circled in yellow and blue, should be negotiated with HCC to take care of. Kurt Jacobsen noted that all yellow fence lines will be complete between now and the end of June. Kathy Pierce is concerned that the cattle will be coming out at the end of May and she was hoping the fencing could be done sooner. Kathy Pierce asked if the upper could be done first. Kurt Jacobsen said yes, the first is the upper, but the timeline may not be flexible. Larry Clarkson wanted clarified that work done on the diagramed fences by HCC and DSROA will not alleviate any problems with the cattle coming onto DSROA property, except prevent the cattle from the other allotments from coming in. Kurt Jacobsen noted that the grazing of the allotments will be done to the extreme because of the lack of rain. A meeting will be held later this month with the BLM regarding the grazing possibilities.

**7. Ratification of Certified Water Operator Contract – Michael McNichols**

7.1. Jeff Michelsen has agreed to accept the terms of the contract as offered by Barry Clarkson at the last meeting, for the rest of the year.

**8. DSROA Lot 1 Water Easement Proposal Review – Michael McNichols**

8.1. Larry Clarkson and Michael McNichols have met with Clint Curtis. A survey has not yet been completed. A review of this will be given at the next meeting.

**9. NRCS Project Review – Michael McNichols**

9.1. An invoice has been sent to HCC requesting reimbursement for the expenses that the ranch incurred for the first water project.

9.2. Michael McNichols posed a question to the membership – Does anybody know if the application for spike around the airstrip has actually been scheduled? Kurt Jacobson responded that it has not been scheduled and the only application with herbicide is that which has been done as part of the mowing and HCC paid for that. Per Brad Hunt, the next step is to put the solar pump in the Half Moon Well. Michael McNichols expressed his concern that an aerial application of spike is hard to control and the potential for the overspray onto or near adjacent properties by the dangerous chemical should be kept as far away from owners lots as possible. If there is an option between mowing and an aerial application for spike



would be preferred unless it is so far removed from an owners lot. Kurt Jacobsen inquired where the spike information came from. Michael McNichols noted that it came from the Agriculture Plan provided by Brad Hunt and posted on the DSR website. Kurt Jacobsen said that Brad Hunt had not ever mentioned areal application. Michael McNichols referred him to the document and the notes: Top middle left hand side, CIN 13 2021, SPIKE sagebrush areal, 133.2 acres. Kurt Jacobsen noted it. Kurt Jacobsen noted that it hasn't been scheduled and that we should be able to curtail it. Michael McNichols again expressed his concern that aerial be curtailed and avoided. Mariah Wheeler noted her concern about the ability DSROA may have to curtail that application. Mariah Wheeler noted that per an interview she had with her Brother-in-Law who receives and approves NRCS projects in Millard County, which DSROA would have submitted a letter giving permission to the "producer" (HCC) to make the NRCS improvements to the property they are leasing from DSROA. Because the letter required can be "loosely" written, if the letter was written by Brad Hunt, who was on the Board at the time, the ability to be privy to the scheduling of applications may not come to the current Board of Directors. Kurt Jacobsen noted that the question raised is valid and he had no other information regarding it because he was not on the Board at the time. Mariah Wheeler inquired for permission from the Board seek more information from the local NRCS representative to better understand who authorized the applications and would subsequently receive notices when applications would be made to DSROA property. Michael McNichols and Kurt Jacobsen approved the effort. Larry Clarkson noted that he would question the difference between an overall approvals by the Board to move forward with the NRCS project, but also noted that he felt that none of the Board received specific information on which areas would receive specific treatments. A specific approval letter by the property owner has not been made to the NRCS. The Board did have some interaction with the NRCS and approved moving forward with the projects, but it would be prudent to look into it, especially regarding aerial application and ground sprayed chemical that could be washed downstream. Kurt Jacobsen noted that he felt we should do our due diligence on this. Vance Green noted the document is on the website and seems to be quite thorough. It was posted prior to the annual meeting last year. Vance Green encouraged everyone to read through the plan to have a good understanding of the project. Mariah Wheeler also noted that another question to be asked is what our rights are as property owner, to stop the projects before application and change the permission level once the projects have started, as a concern may arise. Vance Green noted that we may not want to kill everything on the airstrip when we may not have the ability to regrow anything, especially when our area is often in drought. Mowing and disking may provide a regrowth, but spike will take many years. Larry Clarkson noted that mowing sage brush is very effective, but not so much on the rabbit brush. Vance Green noted that he has a good understanding of this, but does not want to scorch earth. Larry Clarkson noted that he felt it was important to get back with HCC to be reimbursed and to reevaluate on which projects are next and ask questions on spike vs mowing.

**10. Review of 2021 Conservation Plan at DSR – Larry Clarkson**

10.1. This item was added to the agenda to be sure it was included. The discussion is noted above in Section 9.

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

11.1. Mike McNichols – Noted earlier in the meeting his plan and willingness to spend a lot of time getting to know more about the ranch and taking part in several areas where he can help out and get a boots on the ground feeling about the ranch.

11.2. Kurt Jacobsen – Nothing further.

11.3. Kathy Pierce – Question: Will a piece of equipment be provided to drill the holes for the porch on Cabin 7. Larry Clarkson noted that the Kubota has a missing part on the hitch arms and is not usable with the auger. Kathy Pierce is concerned it be done by the April 15 when a few of the lower cabins open. Kurt Jacobsen confirmed that 7, 8 and Garden will be opened by April 15.

11.4. Joe Bosze – Is looking forward to getting the solar trailers hooked up so refrigerators could be purchased. Brent Fullmer will be getting a hold of the electrician to get a price on getting them up and running and into the cabins. More information to come.

11.5. John Harris – Can the Kubota be repaired? Larry Clarkson, yes, something can be fabricated. Nothing further.

11.6. Larry Clarkson – nothing further.

**12. Adjournment.** The meeting was adjourned by Michael McNichols. Next Meeting: in person, Saturday, May 15 at 12pm for the executive session and 1:00pm for regular meeting. A teleconference option will be provided for members not able to come to the ranch.

  
Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw