

Board Members	Office	Areas of Responsibility	Neighborhood	ATTENDANCE
Barry Clarkson	President	Legal,	Upper Slide	PRESENT
Brad Hunt	V.President	Agriculture, Social Media Relations	Lower Ranch	BY PHONE
Joe Bosze	Treasurer	Cabins (upper), Equipment (maintenance),	Crawford West	PRESENT
Kathy Pierce	Secretary	Cabins (lower & hdqts), Fire protection, Reservations,	Podunk	PRESENT
John Harris		Public Safety, Ranch Caretaker Relations, Roads, Security	Meadow Canyon, Pipeline	BY PHONE
Phil Hall		Water, Web Development	Crawford East	PRESENT
Larry Clarkson		Equipment (operations), Wildlife	Lower Slide	PRESENT

## DSROA Board of Directors Meeting

**Saturday, April 13, 2019 – St. George, UT (Clarkson & Associates)**

### 1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed Association President, Barry Clarkson. A prayer was offered by Barry Clarkson.
- 1.2. Roll call was conducted:
  - The following Board Members were present in person: Barry Clarkson, Joe Bosze, Larry Clarkson, Phil Hall, Kathy Pierce.
  - Others present in person: Candy Bosze, Brent Fullmer (Lot 117), Karen Frei (Lot 12,13), Phill and Rachel Hunt (Ranch Caretakers) and Mariah Wheeler (Office Administrator).
  - Others present by phone conference: John Harris (Board Member), Brad Hunt (Board Member), Scott Schumacher (Lot 108), Rick Despain (Lot 182), Byron Schimpp (Lot 82&84), Jeff & Tina Collins (Lot 121).
  - Board Member(s) not present: None

### 2. Presentation and Approval of Minutes – The Board Meeting Minutes from the March 2019 meeting were prepared and presented to the Board by email prior to the meeting. Barry Clarkson asked the Board if they had any changes or corrections. No concerns were brought forward. A motion was made by Larry Clarkson to accept the meeting minutes. Phil Hall seconded the motion. The motion passed by unanimous vote. Kathy Pierce, Secretary, signed the approved meeting minutes.

### 3. Financial Report –Treasurer, Joe Bosze, led the report.

- 3.1. An accounting of the bank accounts was given as of today's date: \$1,115.12 in caretaker checking account, \$125,203.00 main checking account.
- 3.2. We have 80% of the assessments received.
- 3.3. Concerns were brought up re: the Petting Zoo and Tools budget which are both close to fully spent this early in the year. Joe Bosze highlighted that 3 sanders had been purchased, perhaps one could be returned. At the end of the Office Report, Phil Hall requested we revisit the budget areas. During the Caretaker report, discussion on the budgets was held.

### 4. DSROA Office Report – Mariah Wheeler, Office Administrator, was given later in the meeting.

- 4.1. NEW MEMBERS: We have 1 new member: Mark Wheatley, Lot 83
  - a. ASSESSMENTS: 80% of the membership have paid their assessments for the year. There are 5 lots that qualify for collections. Mariah Wheeler discussed the process with Jenkins Bagley and expressed concern with the way Jenkins Bagley was handling recent cases with the change in legal assistant assisting DSR. Mariah Wheeler suggested the Board consider allowing Clarkson and Associates to handle these and possible future collections cases. Barry Clarkson recused himself from voting, but did share that he has spent hours and hours working with Jenkins to ensure DSR was represented fairly and with that amount of time spent, felt his office may as well be processing them. He also noted that Clarkson and Associates have processed these files in the past under different Boards and felt that they could continue to serve DSR well now. Barry Clarkson also indicated that Clarkson and Associates would perform all collection procedures at no cost to the ranch other than any attorney fees that may be awarded or collected from the member, in addition to what is owed by the member. Phil Hall motioned to accept Barry Clarkson's proposal and that DSR move forward that way. Kathy Pierce seconded. Larry

Clarkson and Barry Clarkson abstained from voting. All remaining board members voted unanimously, in favor, to pass the motion.

- 4.2. **BUDGETS:** P&L's were provided to each board member with a breakdown of each categories spending, as applicable. Barry Clarkson opened up a period of questions for Mariah Wheeler regarding budgets. Phil Hall requested if there was a breakdown specific to water. A breakdown was not provided to Phil Hall as the only expenditures were for water testing. Brad Hunt, on the phone, requested that Mariah Wheeler email him his budget breakdown which she will do. Kathy Pierce questioned if the amount shown on her breakdown was for the renovations project or also included maintenance money. Mariah Wheeler clarified for Kathy Pierce that it was just renovation money expenditures shown. No other questions were raised.
- 4.3. Spring newsletter will be mailed out this following week.
5. **Ranch Caretakers Report** – Phill and Rachel Hunt
  - 5.1. **Pesticide Certification:** Rachel Hunt is currently doing an online class through Utah State University. This online certification requires testing after each unit of education. She will need to take a final “in-house” test which is offered in Kanab. She is about half way through the classes.
  - 5.2. **Water Certification:** Rachel Hunt still has on her to-do list to find out what she needs to do to keep her water certification current. She needs to attend classes to get hours and just missed a class unbeknownst to her.
  - 5.3. **Cabin 7 Renovation:** Rachel Hunt reported that all the Tongue and Groove for Cabin 7 has been picked up and is outside Cabin 7 under a tarp. At the same time they picked up the Tongue and Groove, they also picked up wood for the generator roof structure.
  - 5.4. **Equipment/Auto Maintenance:** Rachel Hunt reported that they have ordered and picked up the new hose and pump for the grader. Those items just need to be installed. The tires are replaced on the Ford Truck with “summer tires”.
  - 5.5. **Cabins:** The upper deck door on Garden Cabin is being repaired. Discussion with Rachel Hunt, Mariah Wheeler and Brent Fullmer, regarding the current reservations and how to handle them due to the black pipe issue not yet being repaired in Cabin 6 and a heat source being unavailable for either Cabin 9 or 10. It was determined that the reservations would remain in hopes that Cabin 6 would have the black pipe repaired by the first reservation. Also that a new propane wall heater was found at the ranch and able to be installed in either Cabin 9 or 10 to provide heat. Phill Hunt also noted that Cabin 3 has a black water pipe problem under the deck that needs repair. Kathy Pierce noted it was a PVC repair. Brent Fullmer indicated it would be a relatively easy fix.
  - 5.6. **Petting Zoo Income:** Rachel Hunt reported that they have established an egg clientele in Kanab. They will be able to use sales of eggs to go back into the petting zoo income. Rachel Hunt questioned if Mariah Wheeler had done that and Mariah Wheeler indicated it had been moved on the P&L to reflect that, but the report had been prepared prior to the P&L change.
  - 5.7. **Cabin Laundry:** Rachel Hunt expressed a concern regarding members bringing down all linens from the cabins for laundering, even when they are not all needing laundering. Rachel Hunt expressed that that amount of laundry is difficult to manage on a Friday turn. She requested the Board consider adopting a laundry fee of \$5, \$10, or \$15 that could be assessed to members who bring down all the laundry. Phil Hall questioned if the members are verbally alerted to not do that? Rachel Hunt replied that a sign is posted at each door, in each cabin, at eye level and that verbally letting the members know also something they could do. Joe Bosze questioned if it was the same person each time. Rachel Hunt replied there is some consistency, but that she tells them and posts the signs and there are still members who bring down all the linens including mattress covers, blankets, quilts, rugs, etc. Rachel Hunt felt that if she could indicate a fee would be charged that it would motivate members to remember not to bring everything down. Phil Hall questioned how the members bring down the laundry. Rachel Hunt reported it is brought down in bags or sometimes all tied up together. Phil Hall suggested that perhaps a bag could be provided with instructions on the bag. Rachel Hunt felt that members would destroy the bags and it would cost more money to replace them. Joe Bosze felt that maybe the members are bringing down the linens because they felt they had soiled them and they needed laundering. Rachel Hunt will be labeling all the linens possible to help identify which cabin they come from. Barry Clarkson asked that Rachel Hunt track the problem through the summer and report back how often this happens. Rachel Hunt agreed.

- 5.8. **Petting Zoo:** Phill Hunt reported they have 7 baby goats. They have a female goat that is not producing well so they will be selling her and keeping one of the baby goats to replace her. Phill and Rachel Hunt are aware of the budget for the petting zoo and plan to sell the goats to help recoup funds for the petting zoo, coupled with eggs sales. By the end of the year, Phill and Rachel feel they can show that the petting zoo will be using very little of the budget. They sold \$120 in bunnies in the last week. Joe Bosze questioned where the money was reported on the P&L. Mariah Wheeler specified that it will be shown under petting zoo donations. Phil Hall questioned what animals are at the ranch. Phil Hunt reported they have Goats, Chickens, Geese, Rabbits and a Steer. Goats are pregnant and will be sold in the fall. Larry Clarkson inquired what age the goats sell. Rachel Hunt replied at 4 months. Rachel Hunt said they will be selling the goats at \$100 each through word of mouth. Phill Hunt has ordered 4 guinea hens which are good for snake control. Peacocks are still around the ranch and are now free grazing.
- 5.9. **Cabin Tools:** Rachel Hunt indicated that the vacuum being used for cabin cleaning needs to be replaced. Joe and Candy Bosze donated a vacuum but it doesn't have enough suction power. A vacuum needs to be purchased and will be allocated across the cabin budgets as it is primarily used for the cabin cleaning. Candy Bosze questioned if a shop vacuum was available for use. Rachel Hunt responded there is, but it is tedious to use as it has to all be done by hand. Joe Bosze supported Phill and Rachel to pick one out at Home Depot. Rachel Hunt will pick up a vacuum.
- 5.10. **Tool Budget Review:** Phill Hunt reviewed some of the specific items on the tool budget including tarps being used currently at Cabin 7 to cover wood and hardibacker as well as extension cords. A discussion was held regarding CPAP machine users and extension cords being plugged into Headquarters. Phil Hall felt that CPAP people needed to bring their own extension cords. Phill Hunt reported that he bought new extension cords because the ranch only had bad ones and that the extension cords would be used for the CPAP users and also because Kathy Pierce needed some. Kathy Pierce indicated she had brought her own cords for her project and the ranch didn't need to buy cords for that. Phill Hunt responded that the cords he bought were light gauge and not heavy duty. Discussion on sanders purchased for the ranch and for use on the cabins and decks. Rachel Hunt said they gained the advice of a man in Home Depot as to what to buy and said she felt one of the sanders they could return. Concern was expressed by Joe Bosze that the budget was near spent and with the purchase of a vacuum, it would put us over budget on tools. Kathy Pierce suggested that the Caretakers ask around to see if others have some of the tools that are needed to help complete the projects rather than buying new ones. Kathy Pierce indicated that she had many extension cords and had made them available for her project that new ones did not need to be purchased for her project. Rachel Hunt replied that the extension cords they purchased were recorded as tools for the ranch. Phil Hall requested that the CPAP issue needs to be brought up in a future newsletter along with the linen issue, to remind members using CPAPs to bring their own extension cords and own generator. Mariah Wheeler suggested that she could head off the need at the time of reservation. Mariah Wheeler asked if Rachel Hunt could provide names of the members who use the machines. Phill Hunt said they would return some of the sanders. Kathy Pierce suggested that Brent Fullmer take a look at the sanders to find out which ones should be kept or returned. Joe Bosze agreed as did Phil Hall and Barry Clarkson. Phill Hunt indicated that they bought bulk sanding pads as well. John Harris has 2 belt sanders and he will donate one sander to the ranch. Phill Hunt asked if John Harris had a lawn mower with a bag also. John Harris said he didn't have a lawn mower. Phil Hall wondered if Rachel and Phill still have a lamb and if they wanted to have it bred. Outcome was they still wanted it bred and it was take Phill Hall's and that happened.
- 5.11. **Caretaker Consultant:** Barry Clarkson reported that during the executive session the Board came to the decision to have the Caretakers work closely with Brent Fullmer. Brent will take a more active role in working with the Caretakers now that he is back at the Ranch, to help make sure that prioritization of projects continues. The Board has given Brent instructions on how to get the Caretakers to where they are comfortable and organized. John Harris will still remain as the board member giving task, but Caretakers are to coordinate with Brent Fullmer. The Board discussed the meetings with Mariah Wheeler and Phill and Rachel Hunt and asked Brent Fullmer to schedule to be there for those meetings so that everyone is in the loop as to what is going on.

**A lunch break during the meeting was held.**

**6. Discussion on Developing new lots at DSROA – Barry Clarkson**

- 6.1. Barry Clarkson asked that Mariah Wheeler provide an overall report as to the feedback received from the membership. Mariah Wheeler provided an outline of how the feedback was received and compiled and provided to the Board by email prior to the meeting, but did have on hand at the meeting the feedback summary and a chart. Overall the feedback indicted that of those who responded, most were not in favor of including the language.
- 6.2. Larry Clarkson inquired how the feedback was gained. Mariah Wheeler responded that an email was sent with the original proposal in it, a reminder email was later sent with a notice that the need for feedback had also been posted on the website along with all documents. Larry Clarkson questioned if there was any idea on how many members the email actually reached by email. Mariah Wheeler reported that 36 members responded on this discussion item. Barry Clarkson queried if the language should be included or if the Board would want to take it out. Phil Hall suggested that if the proportions were indicative of the entire feeling of the membership, it would not pass. Phil Hall felt the language should be eliminated. Joe Bosze agreed. Barry Clarkson did not require a motion to move forward and will take out all language that would indicate the development and sale of new lots. Barry Clarkson noted he had already taken out some other things such as the section Brent Fullmer noted about people going on other people's lots and all declarant language other than what is in preamble. Barry Clarkson will provide a new version of the PC&Rs at the next meeting for approval of the Board and to subsequently submit to the membership. All board members were in agreement. Kathy Pierce suggested that at the annual meeting might be a good time to try to collect as many emails as possible. Mariah Wheeler remarked that efforts are made yearlong to collect updated information from members in each mailing and if we need to do more, let's do more. Larry Clarkson suggested that we emphasize that email is needed to communicate with members. Barry Clarkson asked if Mariah Wheeler has email set up to receive "read receipt". Mariah Wheeler will work with Vance Green to set that up.

**7. Discussion on Clarkson Donation – Barry Clarkson led the discussion**

- 7.1. Barry Clarkson took the direction of the Board and met with Dale & Patsy Clarkson and presented the feedback from the membership who wanted to see cabin improvements first and then a pavilion second. As a result of that meeting, a written commitment from Dale and Patsy, of the \$50,000 pledge was provided to Barry Clarkson which he alliterated as follows, providing copies to those who were present:
- 7.1.1.\$6,000 – "Present Condition" inspection and report of building and ranch: This would provide an inspection of each cabin to help prioritize safety issues that need to be addressed.
- 7.1.2.\$2,000 – Master Plan "Land-Use" map showing special areas: Something that would be similar to what Vance Green prepared a while back and would show areas like an available shooting range.
- 7.1.3.\$20,000 – Toward planning and construction of a pavilion with septic system, RV pads and dump station: Dale Clarkson would like to participate and have a team of 4-5 members, including Board Members to help design and develop this project. Dale Clarkson may also be willing to donate materials.
- 7.1.4.\$7,000 – Road Improvements: Take a 1 mile road stretch to use as a test section and improve it to find out if the improvements are worth investing in for the entire ranch, including cinders, shaping and proper compaction, etc.
- 7.1.5.\$15,000 – Meadow Canyon Spring and Water System: Work towards finishing this project and could potentially lead to providing water to the lots along the ridge as well as a future qualified water station.
- 7.1.6.Front end costs to create a few new lots for DSROA to sell and cover money – needs for special improvement projects without raising annual assessments dues for members.
- 7.1.7.Discussion was opened regarding the feedback. Mariah Wheeler asked in regards to item one, once the inspection took place, would the Board have the financial means to fix those items. Brent Fullmer recalled that DSR insurance carrier did an inspection a few years ago. Perhaps the insurance carrier would return to do the inspection. Brent Fullmer added that a blind eye should not be turned to these things. Rachel Hunt expressed support to getting the inspection and taking care of items as the cabins are being renovated. Phil Hall asked if Dale Clarkson looked at the surveys to see what the members wanted. Barry Clarkson said he meet with them and showed them the member suggestions and tried to commit them. That was when Dale Clarkson opened up to what he was thinking. Phil Hall stated that this list is the list of clarification as to what Clarksons see as the priorities in their mind. Phil Hall stated his concern regarding Meadow Canyon spring and that the money proposed will not be enough to finish it. He queried as to the method for seeking the money. Barry Clarkson suggested we show our approval and let

Clarksons put for the money to accomplish the list. The Board will not be taking the project over for them. Barry Clarkson iterated that if Dale Clarkson wants to put the money towards that section, Barry is supportive. Barry does not want to get involved with their Meadow Canyon project, but does suggest being involved in directing the pavilion and the road project. Kathy Pierce asked if the Meadow Canyon Spring would be owned by Dale Clarkson. Barry Clarkson replied that if people want to hook in they will have to reimburse a portion of the cost of the system. Dale Clarkson would have to develop and work out contracts with the members. The spring itself is DSR property, and a member would have right to get water there, but would not have the right to use the pipeline they have there. Phil Hall asked how a member would get water there if it is going directly into the pipeline? Barry Clarkson reported that a spring box would allow multiple hookups. The water users would be responsible for testing the water regularly. Phil Hall questioned who will do the maintaining and testing. Phil Hall felt the testing of the spring were unclear/needed clarification. was concerned it is too much fuzzy area. Joe Bosze shared his thoughts: item #6 is gone. Item #5 is a good idea, but looking anywhere from \$50k to \$100k to develop. DSR couldn't contribute too. Poop from the cattle would make it not usable. Item #3 pavilion costs could be high due to the dump station and RV parking pad. It would be difficult on the budget to allow. Item #2 is a good idea. Item #1 is a really good idea. Joe Bosze commented that no one knows the ranch better than Brent Fullmer and Brent Fullmer is a certified fire inspector. He recommended DSR pay Brent the money and have him give us a report. Larry Clarkson recommended bringing someone in and someone who is familiar with the Ranch. Joe Bosze recommended that Item #4 location be determined by Brent Fullmer and Larry Clarkson. The road to upper cabins was suggested. Jeff Collins questioned if the pledge of \$50k was earmarked for certain things. The top of the list was for cabins. Jeff Collins commented that Clarksons are not giving enough o help take care of the inspection needs. Barry Clarkson responded that the responsibility for keeping and maintaining the cabins themselves hasn't changed, that's the ranch responsibility and we have to fit into the budget somehow. Barry Clarkson said it would help identify problems, help us know where to put the money out of the budget due to importance. Phil Hall commented that DSR can only do what can be done, but it does help them plan. Kathy Pierce said going back to the items that these things are not what the members wanted. Kathy Pierce felt that more should be allocated to the cabins to improve the problems they have. Barry Clarkson felt this is a step in the right direction. Barry Clarkson will seek out an inspector. Perhaps the insurance company would provide one for free. Tina Collins shared a concern that the cabins might be closed by an inspector. Barry Clarkson reminded that we need to know these things to mitigate them. More discussion on the inspector. Mariah Wheeler questioned if DSR would pay for the inspection. Barry Clarkson reminded that Dale Clarkson would pay for the inspection. DSR will hire. Barry Clarkson shared that for the development of the pavilion, it would be helpful to begin identifying members to serve on the committee and gain some bids. Phil Hall asked if the master plan would be a comprehensive use plan. Larry Clarkson estimated the septic for the pavilion to be \$6k minimum, but could be \$10k to \$15k just for septic. Discussion was held regarding pavilion details. Barry Clarkson suggested the location to be in the well field. Kathy Pierce felt that was a good spot. Barry Clarkson asked who would be willing to serve on the committee. Larry Clarkson volunteered. Karen Frei volunteered. Rachel and Phill Hunt will help. Barry Clarkson asked the Board if there were any objections to forming a pavilion committee and being researching on it? Discussion was held about the size of the pavilion and a few other construction detail. It was determined the size would be 46' wide x 100' long as a possibility. Short discussion was held. Rachel Hunt reminded the board the road is very poor and will need to be improved to access it. Discussion closed.

## **8. Discussion on Cabin Nightly Rate – Mariah Wheeler**

- 8.1. Mariah Wheeler reported on the feedback responses of the membership. Data was collected the same way as the feedback on the development of new lots at DSR. The data collected showed that of those that responded with feedback, many were in support and of those, half were interested in option 2 (Garden Cabin, Cabin 1, Cabin 3 would be at \$30/night, all other cabins would be at \$25/night with no reservation fee), the higher rate to allow more funds to be brought in to help improve cabins. Charts were provided to the Board for review. Barry Clarkson asked for a recommendation from Mariah Wheeler. Mariah Wheeler recommended that the reservation process move forward to Option 2, keep the currently scheduled reservations in the booking process they were made under and plan to be utilizing option 2 fully in 2019. Byron Schimpp inquired if the

numbers have been run and if those numbers had been used as hard data to come up with a nightly rate. Mariah Wheeler responded that she had taken data from 3 years and utilized it to come up with the option 1 rates. Byron Schimpp then expressed concern that the rate shifts the burden to those who are one or two people using the cabins and subsidizes those who are large groups using the cabins. Mariah Wheeler noted that by going to a nightly rate that is true. Mariah Wheeler noted that the purpose of a nightly rate was to simplify the fees and by going to a nightly rate, it isn't as customizable as the Pay-per-Play system was. Barry Clarkson clarified that the difference between Option 1 and Option 2 is Option 1 is \$18 & \$24 and Option 2 is \$25 and \$30 on a nightly rate. Mariah Wheeler affirmed. Phil Hall made a motion to accept the overall input of the members and the research of Mariah and to adopt plan #2 as the nightly rate and phase it in as Mariah suggested. Larry Clarkson seconded the motion. Excepting for Brad Hunt, who was not on the phone, all Board Members approved the motion. Kathy Pierce brought up concern that feedback she had received was negative, especially for those who are two or three people using the cabins. Barry Clarkson expressed his sympathy to those members and reminded the board that simplifying the fees is best. Mariah Wheeler expressed her concern also for those who will feel it the most and suggested an idea that a small cabin could perhaps be constructed as part of the pavilion that would allow those who are few in numbers to use a space there at a lower rate. Phil Hall suggested an area where summer help could stay. Barry Clarkson brought up the pet fee portion of the proposal. Mariah Wheeler outlined the purpose of the pet fee and that the fee is \$25/pet with a potential \$100 pet cleaning fee. Phil Hall amended his resolution to include the \$25/pet fee and optional \$100 pet cleaning fee. A member (indistinguishable on the phone) queried if it would be per pet. Mariah Wheeler affirmed it would be. Larry Clarkson will second the amended motion. Barry Clarkson called for a vote. Barry Clarkson, Larry Clarkson, Phil Hall, John Harris, Kathy Pierce voted to approve the motion. Joe Bosze abstained from voting and Brad Hunt did not vote as he was not present by phone at the time. Discussion that pets need to be leashed at all time, especially for those staying at the Garden Cabin. Candy Bosze asked a clarifying question that if 3 people stay in Garden Cabin, they will still pay the \$30/night. The answer was affirmative.

9. **Board member Updates on Areas of Responsibility –**

- 9.1. **John Harris – Public Safety, Ranch Caretaker Relations, Roads, Security** – John Harris had a question to Larry Clarkson regarding Podunk road issues. Kathy Pierce is going to take the grader out. Larry Clarkson said Podunk is clear. Meadow Canyon is dry to forest boundary. Slide is dry to Tammy Leavitt intersection. There is a little snow yet at Phil Hall's place. John Harris could drive up to his place in Pipeline in less than 2 weeks. Phil Hall asked if the road coming into the ranch is good. It was reported it was excellent that Kane County Road Department has done a lot of work to make it really good.
- 9.2. **Kathy Pierce - Lower Cabins, Headquarters, Fire Protection, Reservations** – Kathy Pierce reported that termites were found in Cabin 7 and have been sprayed. Phill and Rachel Hunt corrected that they have not yet sprayed due to it being too windy. Kathy reported that the kitchen cabinets are out. Tongue and Groove is at Cabin 7 ready to go. Cabin 8 is rented out and Cabin 9 & 10 don't have heat which are a concern for the crews going up and working. Discussion on heaters for those cabins. Brent Fullmer will get a cabin available for use. Kathy Pierce proposed that Scott Koeller have his assessment fees waived in trade for building the kitchen cabinets. Barry Clarkson agreed and authorized the waiver. Mariah Wheeler will follow through.
- 9.3. **Phil Hall - Water, Web Development** - Phil Hall met with Alan Marion. They read through the entire document outlining what the water fill station entails. Phil Hall shared all those details: It has little to do with the water pipe, but more important is the air gap. Phil Hall asked if a certain type of pipe or hose on a spring that can bend down to hook in. The main deal is that the hose cannot go inside any one's container. Discussion with Brent Fullmer on location. The 4" line comes down and is down to 1". Needs nothing smaller than 2" pipe. Discussion on Water lines. Larry Clarkson asked if it would mean that the DSR certified water operator would need to fill the water tanks. Phil Hall suggested a lock and key. More discussion on the importance of keeping the state parameters in order to not have the station pull the authorization. More discussion on connection details and members not being in compliance. Phil Hall reported that he has contracted with Alan Marion and they will be getting this done this spring. Phil Hall also let the Board know that Alan Marion will be available to do work for anyone at the ranch while he is there anyway. Barry Clarkson felt that a lock system with a set of instructions was best.
- 9.4. **Larry Clarkson - Equipment operations, Wildlife** – Larry Clarkson had nothing to discuss regarding wildlife at this time. Larry reported that fish will be delivered the first week of May. Phil Hall would like 50# of fish. It was determined that fish would be delivered later in order to allow the weather to dry up roads to Phil Halls place.

Larry Clarkson checked with Mariah Wheeler to know if David Virostko was hunting Turkeys at the ranch. Mariah Wheeler affirmed and told him they paid only one trespass fee. Larry Clarkson shared with the Board the slip of paper that is provided to the hunter to authorize their hunting. Mariah Wheeler also let the Board know it is embossed with the ranch seal for further identification.

- 9.5. **Joe Bosze - Upper Cabins, Equipment maintenance** – Joe Bosze reported that further into the spring he will be working on the concrete wall board on Cabin 2. Last fall Phill Hunt found a gap where the mice were getting in. Rachel Hunt commented it was under the porch. Joe Bosze questioned if Phill and Rachel Hunt had the mosquito screens built yet. They did not, but will.
- 9.6. **Brad Hunt - Agriculture, Social Media Relations** – Brad Hunt did not report as he was no longer present by phone.
- 9.7. **Barry Clarkson – Barry Clarkson took a moment to address the Caretakers:** Barry Clarkson shared the Boards appreciation for what Phill and Rachel Hunt are doing. Barry Clarkson presented Phill and Rachel with the opportunity to accept an incentive program where a certain amount of money will be set aside each month and as they continue to work and meet expectations, then that money will be transferred to them after 5 years. They must do the job, stay on task, perform duties, get along with Board members, members, etc. A second incentive was also presented. The second incentive comes through Dale and Patsy Clarkson, who have offered an opportunity to own a lot, next to Brad Hunt. It is valued at \$50k and the Caretakers will be given a \$5k credit for every year towards. Barry Clarkson iterated that there shouldn't be confusion between the Clarkson Family and the DSROA Board. As long as the Board is happy and the Caretakers don't get fired, they will receive the cash. With the lot, each year the Caretakers get credit. When they leave the ranch, they will have the option to pay the balance on what is owed on the lot and having it or walking away. Barry Clarkson noted that the contracts are written up and gave them the option to review them and decide whether those incentives are something they would want to participate in. Barry Clarkson also iterated that this incentive program is for any ranch employees. Barry Clarkson concluded the presentation with an emphasis that the Board expects professionalism, cordiality, and that the Caretakers will get along with both members and Board Members and continue moving in a positive direction, making their job and their experience at the ranch great, but also making sure our members are taken care of and that things are getting done. Barry Clarkson requested they read the contracts and bring questions back by the next board meeting ready to sign and go forward. Phill Hunt took a moment to sincerely express his appreciation.
10. **Adjournment** – Board discussed next Board Meeting dates. It was determined that the next meeting would be June 8, 2019. There would not be a Board Meeting in May, unless we need to have a Board Meeting by conference call if needed. June 8, 2019, 11:00am at Ranch Headquarters. Executive Session at 10:30am. Barry Clarkson adjourned the meeting.

An executive session was held prior to this meeting at 11:00am.