

DSROA Board of Directors Meeting- April 13, 2024

Meeting held via Zoom Conference Call and at Ranch Headquarters

Meeting Minutes

1. Welcome Brent Fullmer-Board President-Meeting was called to order at 10:14 am

- a. Opening Prayer: Larry Clarkson

2. Roll Call:

Brent Fullmer	117
Scott Koller	15
Cade Hoff	83
Larry Clarkson	76
Kevin Pool	64
Bart Battista	94
Michael Jordison	Absent
Bob Becker	4
Barry Clarkson	173
Becca Hoff	83
Brian/Cathy Castle	130
Bruce McQueen	101
Dan Wirt	28+
Gary/Anne Clark	144
Jeff/Tina Collins	121
Israel Whitbeck	274
Jerry Glover	12
Joan Smith	269
Joe Bosze	107
John Reid	18
Kathy Pierce	23
Kristina Deeter/Aaron Long	218
Randy/Karen Frei	13
Mark Smith	245
Mike McNichols	270
Renee Van Arsdale	19
Sally Miller	87
Vance Green	155

3. February/March Meeting Minutes: Scott Koller Made the motion to approve the February and March 2024, Board meeting Minutes as sent out. Larry Clarkson 2nd the Motion. The voting was unanimous.
4. Treasurer Report: Michael Jordison, is absent. Bart Battista gave a brief report for Micheal. The water connections for the lots by the airport is a little over budget at this time. But a bunch of the order from Scholzens can be returned so that will reduce the amount as it now shows. Bart said that he would wait for Michael to get back to report on rest of the Treasurers Report.

5. PM Report- Jacobsen Management, LLC. Kevin Pool gave the report for Kurt Jacobsen. Kurt has been working on the entrance to headquarters, and fixing the J station, and several water leaks. He's been hiring staff to ensure smooth operation for the season during his absence period, which he had informed the board of on his February 9, 2024 letter.
6. New Business/Old Business:
 - a. Cabin Committee: Mike McNichols-We started working on the cabins this morning. We have several people over in the garden cabin. Right now we've started working on all the different projects that we've identified for the lower cabins. We're gonna be working on all of the project for the lower cabins, mostly today and tomorrow is when most of the volunteers are going to be available to help out. But we also have a handful of people that will be working in the lower cabins Monday through Thursday. Our goal is to complete all of the items on our list, with the priority being safety items first, and then I don't know what the total number is, but probably close to 100 different individual items for all of the cabins. And we're hoping that we get all of it done. If not, we'll get at least you know 90% of those items completed during the coming six days. And the goal is to fix everything we possibly can, concentrating on safety and maintenance, not so much aesthetics. There are a lot of things that we'll want to do in the future, like painting and you know, that kind of thing. So right now it's really more about maintenance, functionality and safety. And we're working all those items over the next five or six days.
 - b. Barry Clarkson: So I understand. And unfortunately, I wasn't able to attend the last meeting because of some family issues. But I understand that, that members of the committee had talked it over. And in general, I understand that it doesn't make sense to have in the rules and regulations, the requirement to fill out a form that we don't have the form and we don't have the mechanism to require people to sign it. First of all, there's a difference to be pointed out between members and non members. We have a lot of non members that are riding ATVs and razors and those kinds of things to the ranch, but after discussing it looking at over, then that the bottom line is from a legal perspective are always better off, not a ton because we don't have a readily available enforcement mechanism. But if we if we were to have if we have that requirement, and we stick to it as best we can, including creating the form which I'm happy to help create the waiver or the order the acknowledgement that people can sign. At least we show if we ever get in trouble or there's ever a claim or anything we can at least show that we did our best to advise people of the rules and regulations, right. It's related to a TV operation on the ranch and that is speed limits, helmet laws, those kinds of things. And so although I understand people's concern that well how do we enforce it is an issue we'll need to work through that. But number one, I think that it's better if we have that language in there. And if we go ahead and create the form, which I'm happy to, to participate or help, or do and present it to the board, I think we're better off and it gives us a little more protection. If we have that requirement there, even though it's, as a practical matter a little bit challenging to enforce, then I believe it was Dan, but I'm not sure who brought up the other possible the other the other mechanism that we really should have in place. And that is we should have a sign at the major entrances to the ranch, but the south end of meadow Canyon Road and the south entrance to slide Canyon

and the north up by the Forest Service gate, at least, we should have a sign posted. That says these are private roads, and that we allow non member ATVers to right across them. But by doing so they acknowledged that that there are rules in place and that a copy of those rules and a waiver is available at ranch headquarters now are they going to come down and stop and sign it? Probably not. But it at least gives us the chance to tell the court if it ever comes to that, that look, we've made every effort to give them notice and give them an opportunity to come sign off if they broke the rules later that resulted in injury to them or someone else that's on them rather than on us. So I think that's the point is I think it's better that we leave it the language in there requiring the the compliance form I think it's called and under the current draft, I think we need to create the compliance form. And then I think we need to post three or four signs at the major entrance since letting non members also as well as members know that these are private roads and that there is a compliance form required before they before they ride and at least make that effort so that we can say we did everything we could do within our power to try to keep people safe. That's pretty much it from my side.

Thanks, Barry. Appreciate that. Dan, anything to add?

Dan Wirt: Yes, it was me who suggested signs. Unfortunately, there was not enough time to get my point of view into the agenda. So I'd like to spend 90 seconds reading what I communicated with Cade. So the new version of the rules and regs to be presented to the board at the upcoming meeting has removed reference to the requirement for OHP users to sign a liability waiver to Section 8.03. In the current rules and regs, I think removing this would be a serious mistake. In an email exchange yesterday, between Cade Hoff, Barry Clarkson and myself, very agreed with me that the waiver language should remain in this section. Regarding members. The plan is to construct a waiver combining cabin usage, RV site usage and O H V usage to be signed whenever a cabin slash RV reservation is made and to be included in the annual dues statement, snail mail snail mail to members. Regarding non members using DSR roads, there is no practical way to enforce signing of waivers. However, Barry agrees with me that an element of legal protection can be gained by erecting three signs. Actually probably four, one at the bottom of meadow Canyon Road at the north end of the landing strip, one at the Forest Service gate and one at the bottom of slide Canyon covering all major points of entry. The language on these signs would remind people that DSR roads are private, and that O H V off road off highway vehicle users must sign a liability waiver. I urge the board to delay approving the proposed new version of the rules and regs and tell the waiver language is included in 8.03 In the current version, Section nine in the proposed new version, and I would construct that language it's very simple one sentence quote all adult o h parenthesis at V In parenthesis, users at Deer Springs Ranch must sign a liability waiver for themselves and on behalf of any minor children annually. So I would just add to that enforcement question is separate what we want, even if we can't enforce it for non members, what we want is, as Barry says, to provide an element of legal protection. After a little more discussion, the Board took Dan's advice and voted to postpone the vote until Barry, Dan, and the Bylaw committee, and the board could come up with language that all could agree upon that would be the best protection for the Ranch.

After more discussion and the other bylaws that the committee wanted to change, Vance Green brought up that it would take all day to get the rest of the bylaws discussed and voted upon. It was brought up and proposed that we table the rest of the bylaw discussion until the bylaw committee could send the proposed changes out to the members so they could go over and have an opportunity to see the changes before the board votes on them. Cade Hoff made the motion to table the rest of the bylaw committee recommendations until a later date, Larry Clarkson 2nd it. the vote was unanimous.

- c. Roads: Cade Hoff: So real quick update on roads, I think we got six or seven projects in the works for roads. You see, Larry has been doing work around headquarters, there's work being done to the upper cabins. And there's planned work on several others. And I can go ahead and send out a list of those roads that are being done. Currently today, with the culvert purchases that we've done in the road maintenance plan. We're about halfway through our road budget for the year. So just kind of go from there. And then also make people aware that we aren't giving preference to individuals and people that are contributing. So we've had a couple of members that have bought culverts, and then we're contributing some of the labor and stuff that way. So if you've got problem areas, let us know we'll kind of proceed from there. In the subject of culverts, my son Hiram wants to give a quick presentation on an Eagle project that he'd like to do, and get approval for the board in order to start planning that and, and get that put together. So I'll give him a couple minutes to do that. Cade's son Hiram made a presentation to the board. He would like to come out on Memorial Day weekend with other scouts from his troop, and to go over all the roads of Deer Springs Ranch and map out where all the culverts are, and their sizes, metal or concrete, and get GPS coordinates of all the culverts, and also clean out the culverts that need to be cleaned. He would like the ranch to sponsor him and his troop, to do this for his Eagle Scout project. Kevin Pool made the motion to approve his proposal and Larry Clarkson 2nd it, the vote was unanimous.
- d. Agriculture: Scott: I haven't had a chance to talk with the County agent about spraying the thistle yet. And I haven't had a chance to go over the fencing. As far as erosion, Larry has been working around the entrance to ranch headquarters, and is putting some culverts in there to help divert water back into some pollywog pond and help with the erosion there, and also fixing some old ditches down from halfmoon reservoir and down along the wellfield.
- e. Infrastructure: Kevin Pool: First of all thanks to Brent, the Collins and whoever else may have been involved in the electric repairs on six, eight, etc. I know Larry was certainly involved with digging and re burying and doing all the nice dirt work that is accomplished. Cabin six the enclosure for the water heater is done. The lights and cabin six are done. All of the lower cabins are now open. We're still sorting through issues but they do have water and gas and power I believe to all of them now with six having lights. Well, I haven't turned the power in but I can at any point in time. And not necessary for right now for sure. Okay, some of the issues that we've encountered frozen water heater. I want to thank the cabin committee and especially Mike Nichols, you've been a great person to work with. A lot is being done with the cabin committee. They've got their planned event this weekend and through the week. We discovered that a lot of the roofs have some damage, torn and flapping tin, screws missing, caps missing etc. so that will need to be addressed.

- f. Water-Bart Battista: We are still working on getting the material for the lots by the Air field, we have put in the order at Scholtzens and the cost is over what we initially thought, we will be returning some of the things we will not be needing, so we don't have the final cost as of yet. We are still trying to lock down a time that we can get started on that project.

The Johnny Brown System: The intent right now is for the board to upon request from the members to segregate to those individual lot members, .25 acre feet of water from the two water rights that are located in the Oak springs point of diversion. So that's kind of where we are going with that.

And we passed our drinking water tests for earlier in the month. So that is good news.

- g. Store/Petting Zoo-Cade Hoff: So one of the duties currently of the ranch manager is to maintain the store that's been kind of overwhelming. So we're trying to take some of the stuff off the plate of the ranch manager. So we like to put that out as an opportunity for volunteers if somebody would like to work on the store. And there are some people that have talked about that. Kurt has requested that he be reimbursed for the materials that are in the store, he puts that current value in about \$2,000. But I don't have an exact inventory of that yet. My recommendation that is whoever takes over as the volunteer to do that. Maybe they just continue to sell I don't know that we've gotten the funds right now to purchase \$2,000 worth of inventory back but just looking to try and take that off of Kurt's plate and see if there's volunteers willing to do that and open it up to the membership to do that. My wife has expressed a little bit of interest but I don't know if she's really serious about it or not. The petting zoo and the store are not necessarily married together. Jerry Glover said that he might be interested in the store, not necessarily the petting zoo. He said it might work out well for his sight seeing business. Jerry said he would look into seeing if it might fit his business model. The board is open to suggestions, and anyone else who might be interested in taking those things over.

7. Brief report of each of the areas of responsibility:

Cade Hoff: nothing further

Scott Koller: nothing further

Kevin Pool: nothing further

Bart Battista: nothing further

Michael Jordison: absent

Larry Clarkson: I'm still working on getting a fully functional different variety of rock. We're pretty good now on producing roadbase. Fish are planned to be stocked first of May. There are at least one turkey hunter on the ranch. today. This morning was the opening of the turkey hunt.

8. Open Form for members: Sally Miller brought up that there is an opportunity for a fundraising opportunity by selling 10 to 15 different varieties of popcorn. If anyone is interested, they can call Sally at 832-452-0113.

9. The Next Board Meeting: May 11, 2024 10:00 am MST in person at Deer Springs Ranch HQ/Zoom

10. Cade Hoff made the motion to adjourn, Larry Clarkson 2nd it, the voting was unanimous.

Scott Koller
Scott Koller (May 14, 2024 00:02 MDT)

Submitted by Scott Koller, Secretary, May 11, 2024

Cc: Danielle Clarkson, all board members.


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Final Audit Report


2024-05-14


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