

DSROA Board of Directors Meeting -May 11, 2024

Meeting held via Zoom conference call and at Ranch Headquarters

Meeting Minutes

1. Welcome- Brent Fullmer, President. Meeting was called to order just after 10:00 am

- a. Prayer- Mike McNichols

2. Roll call-

Brent Fullmer	117
Scott Koller	15
Cade Hoff	83
Larry Clarkson	76
Michael Jordison	67
Bart Battista	absent

Bob Becker	4
Becca/Hyrum Hoff	83
Brian/Cathy Castle	130
Bruce McQueen	101
Chris Logan	51
Dan Wirt	28 +
Donna Larsen	198
Dave Ritter	129
Gary/Anne Clark	144
Gary Van Arsdale	19
Israel Whitbeck	274
Jacke Grant/Matt Weeg	80
Jeff/Tina Collins	121
Joan Smith	269
Karen Frei	13
Kathy Pierce	23
Lana Berg	137
Mike McNichols	270
Mitchell Allen	161
TaNiesha Spor	93
Vance Green	156

3. Scott Koller- Secretary-April 13, 2024 DSROA board meeting minutes- Scott made the motion to accept the minutes as sent out. Cade Hoff 2nd the motion- the vote passed unanimously.
4. Michael Jordison- Treasurer Report- Not much to report. Everything is going very well. We have a few areas that are slightly over budget, but the water areas were anticipated to go over with just

the cost of materials. We have a few outstanding dues, but not to excessive. We were able to collect all the lots that were more than two years overdue.

5. Kurt Jacobsen-Property Manager- Kurt is Absent. The last Larry heard from him was that he was working on the Arch that he was going to put up over the new cattle guard that was put in going into headquarters. Other than that, its business as usual, the cabins are getting cleaned, all that kind of stuff. Kurts last day as Property manager is the 31st of May.
6. Mike McNichols- Cabin Committee. We had a great volunteer work project a month ago on the lower cabins. Out of all the critical projects we had on the list which was about 40. We finished I think 34 of them. So 85% of the critical projects got done.
There was another I don't know 69,70 projects, something like that, that we're we would like to do if we can get time and money permit. We got about 75% of those done. So we got a lot of work done on the lower cabins last month. And we're continuing to work on lower cabin so as time and money permit we will continue trying to get all of those projects completed to 100%. And now that we're in season and cabins are being rented. We're limited to being able to access the cabins when they're not rented but we'll we'll try to get everything done. We're starting work on the upper cabins today. So after the board meeting today we're going to be going up to the upper cabins to start working and we'll continue working on the upper cabins through Thursday, try to get as much done as we can. I want to say thank you to all of the volunteers, I sent out an email to everybody. Actually, Danielle sent out the email to everybody with lots of names of people who have donated time and money

to help out with the cabin. And in particular, I want to say thank you to all the folks who donated cash and materials we've received to date, over \$1,500 in materials that went into the cabins and and infrastructure for the cabin. We've also received an additional \$1,500 in cash donations for the cabin committee to use for improvements to the cabins, both lower and the upper cabins. That money has not been touched yet. So in addition to the money available in the DSROA annual budget, we have an additional \$1,500 of donated money available to make additional improvements in the cabins as needed. So that's it, I again, thank everybody who has volunteered their time and money and efforts up to this point. And if you haven't donated yet, there's still an opportunity to do so either with time during the coming week on the upper cabins, or making a voluntary donation to the efforts to improve the cabins. So that's it. Thank you. Thanks, Kathy, do you want to add anything? No, we, maybe I do. We are going to keep the cabin committee, but we're going to take the summer break.

7. Cade Hoff- By-law Committee: Cade wanted to take a vote on the changes that were proposed by Barry Clarkson, and Dan Wirt.
8. Jeff and Tina Collins voiced their concerns. My father's a former attorney, former sitting judge, former law professor. And now mediators. We sent that waiver to him just to get his input. And he said it will not hold in court. It is challengeable and he doesn't like. Does he have a recommendation on what would make changes far removed from he doesn't know our whole dynamic, but the legalities of that waiver are? As he's said, I don't like it. It can be severed in numerous places. But I think that's kind of the nature of all waivers. I've been told by multiple attorneys and two judges that doesn't matter what you put on paper, all the contracts stuff that I've been involved with. I've got a lawyer that says they can argue either side of it. So you just kind of do your best with whatever is there. I mean, well, I know the one section that I really had heartburn over was the negligence when I do gets number five now. And then very was trying to explain the difference in gross negligence versus negligence. So her dad just did a basic law query, and can find no statutes that differentiate gross negligence from negligence in the state of Utah. So Barry's description of well, negligence is on accident, Gross is on purpose. There's no statute that actually says that. So let me get everybody else on that particular one. So the way that the waiver reads right now is if you sign the waiver, basically, anything that happens at the ranch, regardless of who happens with, you're releasing them from liability.

Vance Green made the comment that they could hardly hear what was being said. And that instead of going over all these changes and arguing back and forth, that the board should table this discussion until all the board members, and the members of DSR could go over the proposed changes. After some more discussion Cade Hoff made the motion to table any voting on the changes until a later date. Larry Clarkson 2nd the motion, the voting was unanimous.

9. Cade Hoff-Roads- Cade's son Hyrum is doing an Eagle Scout project, He is asking for volunteers to help him and others in documenting and measuring and mapping all the culverts on the Ranch May 24th through May 27th that's over Memorial Day weekend. Larry has done some work on the road going up to the upper cabins, smoothing out the road, and putting some big rocks along the outer edge of the road for a safety barrier. And clearing some of the trees and oak brush that was hanging into the road.
10. Scott Koller-Agriculture- The Thistle is starting to take off now that it's warming up. So I will make an effort to see if the county is willing to help us spray. And let us know if you have problems with thistle in your areas, also I will try and go over and see what is needed as far as fixing and repairing any fences on the ranch. Jackie brought up that there are several kinds of thistle on the ranch, and that there is grants available to help get rid of it. That individuals might have to get out and take care of the thistle and other noxious weeds themselves. Like taking a shovel and digging them out, or spraying them.
11. Bart Battista- Water- Bart isn't here so we won't talk about the Johny Brown water, or the water project by the airport. We will wait for Bart to be here.
12. Areas of Responsibilities-
 - a. Cade Hoff- Cade asked Kathy when she was planning to bring her young women's group out to fix up the volley ball area. Kathy said it would be the second week of June.
 - b. Larry Clarkson- The upper and middle trout ponds were stocked May 1st with some awesome fish. They put in 400 pounds of rainbow trout, and threw in a few really big nice ones, around 10 to 12 pounds.
 - c. Bart Battista- not here
 - d. Scott Koller- Nothing more
 - e. Micheal Jordison- Nothing more
 - f. Brent Fullmer- Keven Poole has resigned his position on the board. Instead of appointing someone to take his place, we have decided to wait until the annual meeting, so members can vote on his replacement, since it only a few months away.
As you have heard, Our Property Manager is quitting on the 31st of the month. So we are going to be advertising for that position. If anyone is interested in the Property managers position let us know.
13. Cade Hoff made the motion to adjourn. Scott Koller 2nd it. the vote was unanimous.
14. Our next meeting will be June 8, 2024 at 10:00 am
15. Time adjourned- 11:28 am

Scott Koller
Scott Koller (Jul 24, 2024 04:37 MDT)

Submitted by Scott Koller, Secretary, July 13, 2024

Cc: Danielle Clarkson, all board members.


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Final Audit Report


2024-07-24


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