

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	PRESENT
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	ABSENT
Phil Hall		Water, Web Development	Crawford East	PRESENT
Larry Clarkson		Equipment (operations), Wildlife	Lower Slide	ABSENT

DSROA Board of Directors Meeting

Tuesday, May 14, 2019 – TELECONFERENCE CALL ONLY

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 by teleconference: Barry Clarkson, Joe Bosze, Brad Hunt, Phil Hall, Kathy Pierce.
- Others present by teleconference: Phill & Rachel Hunt (Ranch Caretakers), Mariah Wheeler (Office Administrator), Vance Green (Lot 56 & 57), Byron Schimpp (Lot 82), Amanda Simmons (Lot 91), and others who joined throughout the meeting, but roll call was not again taken.
- Board Member(s) not present: Larry Clarkson, John Harris

2. **Presentation and Approval of Minutes** – The Board Meeting Minutes from the April 2019 meeting were prepared and presented to the Board by email prior to the meeting. Barry Clarkson called for a motion to approve the minutes if there were no changes that needed to be made. Phil Hall requested some verbiage clarification on three sections involving better clarification of his own comments, as recorded in the meeting minutes. Those sections included one sentence adjusted each, in section 3.1, 5.10 and two adjustments to his comments in section 7.1.7. Those changes were made to the meeting minutes as they were addressed. Barry Clarkson called for any additional items to be brought up. No further changes or concerns were brought up. Barry Clarkson called for a motion that the April 2019 DSROA Board Meeting Minutes be accepted including the changes brought out by Phil Hall. Phil Hall motioned, Kathy Pierce seconded. The Board present voted as follows: Barry Clarkson, Phil Hall, Kathy Pierce, Joe Bosze voted in favor. Brad Hunt abstained. The motion passed. Because the meeting was held by teleconference, Mariah Wheeler, Office Administrator, will provide Kathy Pierce, Secretary, with the newly revised copy of the meeting minutes for her signature of approval at a later date.

3. **Discussion of update of the DSROA Rules and Regulations** – Several topics were discussed and voted upon as follows:

- 3.1. Pet Fee. Phil Hall made a motion that the DSROA Rules and Regulations include a pet fee and that fee is to be \$25 for pets, regardless of pet quantity. Brad Hunt seconded the motion. The Board present voted unanimously in favor. The motion passed.
- 3.2. Non-Member Language. Brad Hunt noted that in his review of the proposed final Rules and Regulations, as discussed through email, that section 1.01.04 and any other language related to regulations specifically citing non-members or non-association members, be eliminated. Barry Clarkson responded that all dialog regarding non-member or non-association member rentals and reservation fees, has been eliminated. Barry Clarkson expounded that non-association members, not be confused with member-guests who may be non-members, are not bound by the Rules and Regulations of DSR. In order to protect the association and best handle those reservations, a separate rental agreement would need to be drafted for cabin use by those particular renters. Barry Clarkson would draft that agreement when the Rules and Regulations are approved to include the removal of Non-Member language.
- 3.3. Cabin Use Fees. Brad Hunt requested that the Board discuss the Cabin Use Fees. Phil Hall responded that a discussion and vote had already taken place regarding them and they had been approved. Barry Clarkson verified the response also indicating the approval of the currently set rates (option 2, raised rates), had been

voted upon based on member feedback. Brad Hunt felt that because other items of the Rules and Regulations were being voted upon, these fees could be discussed again and voted upon again. Brad Hunt requested it be on record that he is opposed to the higher fee and would be willing to vote in favor of the lesser fee. Phil Hall reiterated that a vote was already made. Barry Clarkson added that they have been voted on, but if Brad Hunt would like to voice his opinion for the record that he would have voted against them, he is welcome to do so.

- 3.4. Age change for over occupancy charge: Brad inquired if the minimum age applicable for the over occupancy rate had been changed. Barry Clarkson verified that the age had been changed from 3 years of age as stated in the original Rules and Regulations, to 5 years of age.
- 3.5. Member Inspection of Cabins: Brad Hunt inquired if the wording in the section regarding the members' inspection of the cabin prior to receiving keys did not make sense as the members cannot inspect the cabins if they don't have a key. Barry Clarkson responded that the wording would be changed to have an inspection form provided to members as part of the check-in process and that they would need to return it following their check-in, in a timely manner.
- 3.6. Member Cabin Use Time: Kathy Pierce inquired with the new rates, and with a 3 night minimum stay, how would the member cabin use time deducted? A discussion occurred with ideas shared by the following Board Members: Kathy Pierce, Barry Clarkson, Phil Hall and Joe Bosze. Mariah Wheeler also shared her thoughts. Barry Clarkson closed the discussion by stating he felt the Rules and Regs should stay with the 3 day minimum. There was no Board dispute on the matter.
- 3.7. Cleaning Fee: Joe Bosze brought up a concern regarding section 1.17.01 and the \$100 cleaning fee if cabins are left uncleaned. The concern expressed regarding the cleaning of cabins on days when it is rainy and slightly muddied footprints be left in the cabin as members are packing their things out of the cabins. Barry Clarkson instructed that the Caretakers have some discretion on that and some flexibility is needed. Barry Clarkson felt the rule needed to be stated for enforcement purposes when appropriate. There was no dispute amongst the Board on the matter.
- 3.8. Section 1.04: Joe Bosze brought up concern on the last two words of this section indicating that a reservation needed to be made in the name of a "specific individual" and requested it be changed to lot owner. Barry Clarkson clarified that it needs to remain as specific individual because of the scenario of a guest of a lot owner occupying the cabin. The reservation needs to be in their name. There was no further discussion on the matter.
- 3.9. Section 1.08: Joe Bosze shared a concern regarding the statement in the last sentence of this section which refers to late check-ins and subsequent fees. Joe Bosze felt people should not be charged for late check in. Barry Clarkson identified this language to be from the original Rules and Regulations. Joe Bosze felt he didn't want to change the wording, but his greater concern was that the current Caretakers or future Caretakers to assess that fee without Board approval. Phil Hall felt the fee was an easily documentable thing. Joe Bosze clarified that he felt that if the member wakes up the Caretakers for a question, the fee should not be assessed. However, if the Caretakers are required to leave their home to go to the cabins for assistance, the late fee is warranted. Barry Clarkson concluded that the language should remain the same, but there should be an understanding with the Caretakers that if there should be a charge warranted, that they inform the Board for a simple discussion. Joe Bosze agreed. After a few other thoughts the discussion was closed.
- 3.10. Brad Hunt Statement: Brad Hunt interjected his desire to discuss the Cabin Use Fees again, stating that he felt Barry Clarkson was allowing the Board to talk about all other Rules and Regulations except that one. Barry Clarkson reiterated that it had been voted upon previously, but opened the option for Brad Hunt to share his opinions to have on the record and offered that a revote could be taken regarding the matter. Phil Hall came forward to note that a vote had already been taken, but did offer that a vote could be taken again regarding the matter and that Phil felt the vote would again reflect the outcome of the previous vote. Brad stated he hadn't had an opportunity to give his input on the item. Phil Hall stated that Brad Hunt had missed the opportunities to participate in the discussion as provided through email and in the meeting and felt the Board should not be penalized because of it. Brad Hunt motioned that a discussion be opened on section 1.01.02. Phil Hall motioned that the Board enter a discussion on Brad Hunt's motion, to state that a discussion

on that section had been discussed numerous times and Brad Hunt has not been present when the Board voted and for that reason was not included in the conversation. Barry Clarkson queried if Brad Hunt would like to have a moment to state his opinion for the record. Brad Hunt affirmed and was given the floor. Brad Hunt's statement is not included here, but can be heard in the meeting minutes at approximately 1:20:49. A summary is as follows: Brad Hunt felt that the higher rate for the Cabin Reservation Nightly Fee, was not necessary due to the fact that under the current budget, many projects around the ranch have been completed. Kathy Pierce, Brad Hunt, Joe Bosze and Barry Clarkson shared input on the rate with highlights on the member feedback, need for cabin upgrades and expense for hiring of contractors to complete cabin work. Barry Clarkson closed the discussion adding that he is interested to find out what the inspector, hired to review the cabins, will report. Barry Clarkson called for a vote of the revised Rules and Regulations. Phil Hall motioned to vote. Mariah Wheeler interrupted the process to remind the Board of one further item that needed to be ironed out regarding the Rules and Regulations before voting. That was in regards to the policy of rescheduling and cancellations.

3.11. Cancellation/Rescheduling Policy - Mariah Wheeler briefly outlined the currently proposed policy for each. Barry Clarkson stated that if a member cancels within 30 days, it would be unlikely that another member could use those dates and supported the 30 day timeline. Brad Hunt questioned if the proposal included that if a member cancelled or rescheduled that the fee be the cost of the first day rental. Mariah Wheeler responded and further discussion was held on the matter with further input from Brad Hunt, Barry Clarkson and Mariah Wheeler. In closing of the discussion, Barry Clarkson shared his support of leaving the fee as \$50.00 non-refundable. Kathy Pierce supported.

3.12. Motion to approve the Rules and Regulations: Barry Clarkson called for a motion to approve the draft of the Rules and Regulations with the changes made during the teleconference. Kathy Pierce seconded the motion. Joe Bosze interjected his concern that a final draft be prepared for review of misprints or slight changes and questioned if a final draft should be prepared prior to voting. Barry Clarkson understood and explained that the Rules and Regulations need to be passed in order to support the implementation process of the new fees and should have been approved by May 1, but were not able to be done so due to the need for discussion. Barry Clarkson instructed that clerical changes to the Rules and Regulations could be brought out in the next meeting. Phil Hall made a revised motion to accept the proposed Rules and Regulations with the changes made during the meeting and the opportunity to perfect the wording, but not the concepts at a later date. Kathy Pierce seconded. The Board voted as follows: Barry Clarkson, Kathy Pierce, Phil Hall and Joe Bosze voted in favor. Brad Hunt thanked the Board for allowing him an opportunity to express his opinions and respectfully voted no. The motion passed.

4. **Radios for Cabins** – Kathy Pierce asked to have the radios on the agenda because she has had one or two members come to her noting that they've had emergencies, smelling propane in the cabins, gone down from the upper cabins to headquarters to get assistance and no one was available to help them. Kathy Pierce noted that she understood the ranch is large and the Caretakers are often busy on various parts of the ranch. Kathy Pierce offered a solution that a radio be provided to each member at check-in, to be returned at check-out, to assist in better communication in such cases. Kathy Pierce also expressed her frustration to have received approval to purchase 2 radios for Cabin 7 & 8 and later the Board voted not to use the radios as had been approved, without notifying or allowing Kathy Pierce to represent her proposal. A discussion was held regarding the pros and cons of radios being provided to members staying in the cabins and clarified what an emergency was in this particular set of circumstances, with input from Kathy Pierce, Brad Hunt and Joe Bosze. A discussion was held regarding the logistics of providing a radio to each member using the cabins, including charging the radios and quality of the radios, with input from Phil Hall, Kathy Pierce and Barry Clarkson. A discussion was held regarding concern of overburdening Caretakers with calls from the cabins for supplies, with input provided by Brad Hunt and Kathy Pierce. Rachel Hunt shared a plan she implemented to improve communication between members and Caretakers by providing a white board at Headquarters with written notification of the whereabouts of the Caretakers and a radio in the mailbox for radio communication by the member at headquarters to the Caretakers on the ranch, if needed. Barry Clarkson and Kathy Pierce shared their support for that improvement. Barry Clarkson closed the conversation citing he'd like to see if

the new system helps disseminate the lack of communication between member and Caretaker and then make further adjustments as needed. Joe Bosze motioned a radio call box be placed at the upper cabins. Brad Hunt seconded the motion. The Board voted unanimously to have a call box up at the upper cabins. Kathy Pierce stated that the radios purchased need to be reversed out of her Cabin 7 budget and that she would return them to Rachel for use.

5. **Other** – Joe Bosze shared that he had received information that a motor home had been parked by the gravel pit and he had heard it belong to Lyndon Bistline and that word was the owner didn't want it and it was available for anyone to use or remove parts for scrapping. Joe Bosze stated it needs to be removed. Barry Clarkson supported that stating that common areas are not storage area or a parking area or a scrap yard and stated the owner needs to remove it and if it came to it the Board would have it towed at the owners expense. Phill Hunt stated there is also a camper now parked next to it. Barry Clarkson stated the accumulation needs to be stopped right away. Barry Clarkson authorized Phill Hunt to contact the owner to ask them to remove them and if they do not remove them in a timely manner, Phill Hunt is authorized to contact someone in Kanab to come out and have them hauled away. Barry Clarkson suggested Brent Fullmer be involved in the discussion. A discussion was held briefly on the location the vehicles would be towed to.
6. **Closing Remarks** – Barry Clarkson offered closing remarks and gratitude for attendance and patience with the process.
7. **Adjournment** – Barry Clarkson adjourned the meeting to the next meeting to be held on Saturday, June 8, 2019 at DSR Headquarters, 11:00am, Executive Session to be held at 10:30am.

Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw