

| Board Members     | Officers       | Areas of Responsibility  | Representing your Neighborhood | ATTENDANCE |
|-------------------|----------------|--|--------------------------------|------------|
| Michael McNichols | President      | Agriculture, Communications, Legal, Water Chair                      | Lower Ranch                    | PRESENT    |
| Kurt Jacobsen     | Vice-President | Agriculture Chair, Headquarters, Cabin Renovations, Fuel, Recreation | Crawford East                  | PRESENT    |
| Kathy Pierce      | Secretary      | Agriculture, Cabins (lower), Water                                   | Johnnie Brown                  | PRESENT    |
| Joe Bosze         | Treasurer      | Cabins (upper), Equipment Maintenance                                | Crawford West                  | PRESENT    |
| John Harris       |                | Fire Protection, Public Safety, Roads                                | Meadow Cyn / Pipeline          | PRESENT    |
| Cindi Olson       |                | Cabin Renovations, Recreation, Volunteers                            | Lower Slide                    | PRESENT    |
| Larry Clarkson    |                | Equipment Operations, Wildlife                                       | Upper Slide                    | PRESENT    |

## DSROA Board of Directors Meeting

**Saturday, May 15, 2021 – via in person meeting at Ranch Headquarters**

An executive session was held prior to this meeting and resumed following the meeting

### 1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed by Association President, Michael McNichols who also offered the prayer.
- 1.2. Michael McNichols welcomed new board member Cindi Olson and introduced her as well as noting that this was his first meeting as President of the association.
- 1.3. Roll call was conducted:
  - The following Board Members were present in person: Michael McNichols, Kathy Pierce, Larry Clarkson, Kurt Jacobsen, Joe Bosze, Cindi Olson, John Harris.
  - Lot owners present in person: Lynette Foster (Lot 193), James & Judy Williamson (Lot 293), Candy Bosze (Lot 107), Scott Koller (Lot 15), Bob & Laura Pickard (Lot 25), Cindi Pool (Lot 64), Karen Frei (Lot 13), Rachel Wells (Lot 12), Sunshine Harris (Lot 163), May Woolsey (Lot 220), Jeff & Tina Collins (Lot 121), Brent Fullmer (Lot 117), Marco Parrotto (lot 146), Dale Clarkson (164), Anson Clarkson & Family, and others who came later in the meeting and were not accounted for, Kurt Jacobsen (*Property Manager*) and Mariah Wheeler (*Office Administrator*).
  - Lot owners present by teleconference: Due to a late connection by phone, not all participants by teleconference were noted. Those present were: Vance Green (Lot 155/156), Kelsie Boettcher (Lot 277)
  - Board Member(s) not present: None

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

- 2.1. The Board Meeting Minutes from the April 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. 90% of association dues have been received;
- 3.2. The checking account balance is at \$157,234; savings account \$61,720; 2<sup>nd</sup> savings account \$4,200.
- 3.3. They Kubota tractor invoice has been received in the amount of \$5,700.
- 3.4. The request for HCC to reimburse DSROA for the \$6k it spent on the NRCS projects has not yet been received.

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

- 4.1. Due to internet and meeting connection difficulty, this report was given later in the meeting.
- 4.2. 28 members hauling water in 2021.
- 4.3. 9 members have sold lots and 10 new members have joined the DSR community.

### 5. Property Management Report – Kurt Jacobsen, Property Manager

- 5.1. Several projects are currently underway:
  - 5.1.1. Fencing will be done on the 2.9 acres behind the ranch house to secure against the cattle.
  - 5.1.2. Fencing will also be done around the Ponds and Headquarters to secure against cattle.
  - 5.1.3. Cabin 6 is still under renovation and due to be completed mid June.
  - 5.1.4. The petting zoo is growing with geese, rabbits, and goats.
  - 5.1.5. Workcampers are being coordinated by Cindi Olson and they will be assisting the property manager in duties. They will exchange their stay for 20 hours/week of work. We have 2 workcampers on the way and they will be staying for 2 months. Their guest privileges includes water, septic and propane. A waiver is being completed. Potentially there will be a dump station available for members for a fee. It is planned to have 3 stations for workers (which will be completed first). Three additional stations will be for rentals. The other 3 RV stations for members will be dry camps. No Services

5.1.6. Store will have hats, shirts and photography in stock. The store is run by the property manager and all purchases benefit the property manager. Kurt Jacobsen purchased all of the inventory when he took over last year. A freezer will be placed back in the store with ice and frozen treats.

**6. Follow up regarding March agenda discussion items:**

- 6.1. **BLM/DSR Fencing Project, Johnny Brown** – fences are being completed by Kevin Ballard, a new representative of HCC. Kurt will be assisting Kevin on the fencing project. Larry stated that he had visited with Clint Curtis and Clint stated that he would maintain the fencing on Lot 1 and 2 and also the fencing around the spring.
- 6.2. **DSROA Lot 1 Water Easement Proposal** – Clint Curtis has not yet returned the survey. Until the survey is completed, no forward progress on this can be made. Kathy was going to talk to Randy Frei, who was the appointed person (Johnnie Brown Rep) over the water system at Johnnie Brown. We need to get a survey for both the Black pipe system (serving Lots 2&3) and the White pipe system (Servicing the remaining hooked up lots) to draft up the Easement proposal on Lot 1 for the water systems.
- 6.3. **NRCS Project Review** – Per a phone conversation with Michael McNichols, Brad Hunt noted that all projects scheduled to be done before the end of the year. Michael McNichols is trying to schedule a face-to-face conversation with Brad Hunt to further discuss the projects and the timeline.

**7. Cattle Grazing during drought conditions & cattle gates and gates**

- 7.1. Michael McNichols advised the members present of the letter from the Governor of the State of Utah regarding the Division of Drinking Water and shared a brief overview of the letter, including the need for water users to be prudent. Michael McNichols noted that an email received from Vance Green noted that his water well draw has not yet changed, but is concerned that as the drought continues, it could change. Michael McNichols inquired if any of the members present had noticed a change in their water draw. Kathy Pierce responded that perhaps hers had slowed a bit. Michael McNichols also noted that the Board will be working with HCC regarding these concerns and the drought concerns for grazing on the ranch.
- 7.2. Brent Fullmer was given time to present some items:
  - 7.2.1. Question to Dale – is he aware of the potential development of the Half Moon Well by Hunt Cattle Company. Dale responded no.
  - 7.2.2. Note that cattle are around the tank at meadow canyon and could fall into the tank. The cows need to be removed. Fences are being built.
  - 7.2.3. Inquired about the RV pads and their connection to water. As noted 3 will be dry for now and 3 will have water.
  - 7.2.4. Solar Trailer development in the lower cabins. Brent Fullmer will be meeting with John Miller to discuss the plan for installing the solar. Brent Fullmer inquired of the board if they want to retain the Cabin 7 solar or move it to Cabin 4. An answer was not given, however, several board members will be present at the meeting with John Miller and a decision will be made there.

**8. Review of Water projects completed and planned for 2021.**

- 8.1. The Upper Cabin Water system has been completed.
- 8.2. Jeff Michelsen noted that a water meter needs to be installed on the upper cabins line to monitor how much water is being used.
- 8.3. A cattle watering project is proposed to get water to Deer Springs Point without having to haul it. Kurt Jacobsen is developing this plan. Kurt Jacobsen and Jeff Michelsen requested a water hauling list for the JStation.
- 8.4. The hydrant near the lower cabins, closest to Cabin 7, ~~hydrant~~ was unlocked and had a hose attached. The hydrant will be locked up as it is not a certified water hauling station and should not be used by the members.
- 8.5. Michael McNichols recognized Larry Clarkson, Kurt Jacobsen, Jeff Michelsen for their work on the Upper Cabin Water system.

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

- 9.1. Michael McNichols –
  - 9.1.1. Reminder that Trash Trailer is only for the DSROA cabin refuse use.
  - 9.1.2. Inquired if the membership felt that the dogs on a leash requirement should be enforced. The membership responded that it should. A split in the decision occurred regarding Kurt Jacobsen's dog. It was argued that his dog should also need to be on a leash due to the dog biting a member recently and others argued his dog lives at the ranch and protects it and should be allowed to roam free. No decision was made. The dog leash was due to the dogs who had killed the chickens. Kathy Pierce asked to have the chickens penned up in the large chicken pen. Kurt Jacobsen said no. Members expressed that some have been concerned that Gus was mean as he growled when they came to the ranch. One member was bitten by Gus during a recent visit to Headquarters. Kurt stated that he would not leash or tie up Gus or he would move. Mike stated that he wanted to table this item as he didn't want too many rules in an HOA.
  - 9.1.3. Inquired of the membership if the wood stove in Cabin 6 should be auctioned at the annual meeting or could a member purchase it. The membership present voted to have the stove auctioned at the annual meeting.
- 9.2. Kurt Jacobsen – Nothing further.

9.3. Kathy Pierce –

9.3.1. Cabin #10 has a grey and black pipe leaks to be repaired.

9.3.2. Noted that cabin 7 is still in need of the porch being completed.

9.3.3. Cabin 6 will be completed by June 15.

9.3.4. Requested the Board reconsider implementing the Cabin maintenance schedule that was developed by Joe Bosze, Kathy Pierce and Mariah Wheeler. The Board accepted. The list will be posted in each cabin.

9.4. Joe Bosze –

9.4.1. The solar trailer will allow DSR to replace all propane refrigerators with electric ones.

9.4.2. Cabin #2 will soon have new beds.

9.5. John Harris –

9.5.1. Noted the many new members building driveways into their lots.

9.5.2. Safety and speeding are a concern for the ranch roads. John Harris reminded the members to keep the speed limits.

9.5.3. Fire Protection is a concern with the rabbit brush growing alongside the roads. John Harris does not want to wait until the right conditions to spray to abate the rabbit brush, but would like to mow it down immediately to protect the ranch from vehicle sparks or tossed cigarettes.

9.6. Larry Clarkson –

9.6.1. Fish ponds have been stocked with nice size fish.

9.6.2. Reminder that shooting on the ranch is dangerous. Several casings were found in an area of extreme danger to the lots owners around it. Shooting should be engaged in outside of the ranch. There are currently no developed areas for shooting on the ranch. A member questioned if a shooting range could be developed. Larry Clarkson responded it is too much of a liability and is not being pursued.

9.6.3. Noted the roads are being improved and from time to time in a graded section a rock may be left in the road. Larry Clarkson noted that rocks are a reminder to slow down. Members are encouraged to pick up the rocks and move them. Larry Clarkson reminded the membership that complaining and not helping is unappreciated and unwelcome.

9.7. Member Questions:

9.7.1. Lynette Foster volunteered to donate an outdoor wheelchair ramp for cabin use.

9.7.2. Jeff Collins noted a cattle guard culvert is showing and has a rip in it by the Half Moon diversion area.

9.7.3. Kathy Pierce noted a culvert is needed in Johnny Brown where another has been washed out.

9.7.4. Jeff Collins noted that the locked gate at Headquarters turns people away. Kurt Jacobsen responded that it is closed to keep the cattle out to help keep headquarters clean.

9.7.5. Jeff Collins noted concern that the store items sold were not benefitting the ranch, but were going to the property manager. Jeff Collins was reminded that the property manager owns all of the inventory and should receive the income from sales.

9.7.6. Upcoming events: Memorial Day Festivities will be held on May 28 & 29 – A fishing competition, Scavenger Hunt and potluck BBQ dinner will be held with live music.

10. **Adjournment.** The meeting was adjourned by Michael McNichols. Next Meeting: Saturday, June 12 at 1:00pm at Ranch Headquarters.

DocuSigned by:

*Kathy Pierce*

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Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw