

Board Member	Office	Areas of Responsibility	Neighborhood
Phil Hall	President	Reservations/Web Development & Communications	East Crawford
Joe Bosze	VP/Treasurer	Cabin Maintenance/ Equipment/ Facilities/Finance	Meadow/Podunk
Barry Clarkson	Secretary	Legal/Water	Middle Slide
Lary Sims	Director	Fire Protection	West Crawford
Larry Clarkson	Director	Wildlife	Lower Slide
Brad Hunt	Director	Agriculture	Broad Hollow/Lower Ranch
John Harris	Director	Ranch Caretaker Relations/Roads/ Public Safety	Pipeline/ Upper Slide

## DSROA Board Meeting Saturday, May 19, 2018 – Deer Springs Ranch HQ

### 1. Welcome/Roll Call.

1.1 The Board and Members were welcomed by the Association Vice-President Joe Bosze and a prayer was offered.

1.2 Roll Call was conducted. The following Board Members were present in person:

Joe Bosze, Barry Clarkson, Lary Sims, Brad Hunt, and John Harris were in attendance in person. Phil Hall arrived later in the meeting and Larry Clarkson was absent. Others present in person were Phill and Rachel Hunt, Sunshine Harris, Tammy Hunt, Brent Fulmer, Blaine and Mariah Wheeler, Lynette Foster, Dallas Theobald, Brent Jacobsen, Bob Becker, Tezden Lyons and Candy Bosze were also in attendance and Vance Green was present by phone conference.

2. Presentation and Approval of Minutes. The Board Meeting Minutes for the March Meeting were prepared by Barry Clarkson and presented to the Board. A motion was made to approve the Minutes by Barry as presented and duly seconded by Joe. The motion passed by unanimous vote.

3. Financial Report. A financial report was provided by Joe Bosze including each account balance.

### 4. Office Report.

4.1 Financial Report. We have collected almost all assessments for the year.

4.2 Garkane Gas. We have received the refund from AmeriGas of approximately \$2,000 to close out our account with them.

4.3 New Members. Wayne and Carol Jensen have joined the DSR family.

4.4 Foreclosures. A question was asked and addressed on how many lots we are currently foreclosing due to non-payment of Association dues.

### 5. Caretaker Report. Phill and Rachel led discussion and update on the Ranch.

5.1 Lots of gates and doors fixed and the Ranch appears to have been cleaned up a great deal.

5.2 Cabins up and running, except 3 and 4.

5.3 Got stain for entryway arch.

- 5.4 Lots of plumbing repairs in the cabins and reach house. Bathroom remodel is moving along.
- 5.5 Ordered flowers to plant, paid for by caretakers.
- 5.6 Fully stocked the Store.
- 5.7 Rachel now fully certified water operator.
- 5.8 New solar panels and system working well at HQ
- 5.9 New signs laminated to address fire safety.
- 5.10 Cook-outs up and running, but planning to change days.
- 5.11 Generators currently working and discussion was held about trying out a smaller generator for the HQ to see how small we can go and still have the system function.
- 5.12 Petting Zoo is a hit and donations were taken to provide food to the animals until the venture can be self-sustaining.

6. Legal/Water.

6.1 Non-Member Water Hauling. A discussion of non-members hauling water was held because Mel Heaton and former Manager needed water in small amounts for his horses.

A motion was made by Barry and seconded by Brad that the Caretakers were authorized to sell water to non-members on a limited basis at their discretion. The \$50 fee was included and approved. The motion was approved unanimously by the Board.

6.2 Barry introduced the draft version of amended Bylaws and the Board, led by Joe, discussed certain provisions of the draft and whether or not to make modifications.

A motion was made by Barry for the approval of the current draft of the Amended Bylaws to be sent to the Members for approval with the following exceptions:

- a. Section 3.6 modified to allow voting only be Members and not their tenants.
- b. Section 5.9 be modified to provide for a special election to be held within 30 days of any Board Members removal to elect a replacement upon the vote of the Membership at large.

The motion was seconded and passed by the unanimous vote of the Board.

6.3 Barry introduced the draft version of amended Protective Covenants and the Board, led by Phil Hall, discussed certain provisions of the draft and whether or not to make modifications.

A motion was made by Barry for the approval of the current draft of the Amended Protective Covenants to be sent to the Members for approval with the following exceptions:

- a. Change references from Residential to a more generic term including recreational and agricultural uses as allowed by County Zoning.
- b. Discussion of adding 350 Memberships was discussed and rejected by the Board.
- c. Section 2 will be amended to require 60 days' notice to the subservient property owner prior to any use of the 30 foot easement around each Lot.
- d. Section 3 to be modified to remove restrictions on buildings except 2 dwelling structures.
- e. Section 10.4 will be modified to reflect that any damage caused by a tenant shall also be the responsibility of the owner of the Lots as well.

The motion was seconded by Brad and passed by the majority with Brad voting against. Comments by Brad were that the Easement issue needs to be resolved also so that no new roads

are built on easements. All lots have current access and that should be enough.

7. Lunch provided by Phill and Rachel.

8. Update on Fire Protection. Lary reported that due to illness he has not yet completed the signs but is prepared shortly to build at least three signs to indicate that fire is allowed or not allowed. We will have one at Ranch HQ, bottom of the landing strip and one on the Iron Gate.

Also Lary led a discussion on his progress in getting a sign and pole with a Ranch radio in the area of the upper cabins to provide for emergency communications with Ranch HQ and others. Lary estimated that the total cost would be about \$400.

9. Agriculture. Brad reported that there has been a great deal of work in removing rabbit brush. He informed the Board that Roland Bean had received an anonymous payment to expand the brush removal and that overall appearance of the Ranch is much improved.

Brad reported that we are in a drought and need to begin to conserve water and a discussion was had as to the expense of placing a solar pump at Half Moon Reservoir in order to provide water to cattle.

10. Cabin Maintenance/Equipment/Facilities. Joe Bosze led a discussion on the rental of Ranch equipment. We are getting a lot of requests for people who may or may not be qualified operators. It was discussed and decided that the list of qualified operators needs to be updated and equipment will not be rented except with an operator on the list.

Cabin 4 needs new roof which Dave Turley is planning to complete in June.

11. Roads/Ranch Caretaker Relations. Phill and Rachel are doing a great job. Board members need to provide John with a list of tasks with a priority so that he can give some direction to the Caretakers.

Road work is ongoing. Steve Lloyd has done a bunch of voluntary road clearing and shoulder maintenance and clearing around the fish ponds.

Rowland Bean has used his large landplane to improve roads and would like to purchase a smaller unit and do more roadwork.

12. Ranch Area/Neighborhood Responsibilities/Reservations. A lengthy discussion was held about whether or not to modify the terms of "Pay for Play" in order to reduce the time Mariah spends on reservations and collections. No decisions were made.

13. Adjournment. Meeting was adjourned. Next Meeting the Third Saturday of June (the 16<sup>th</sup>), 2018, at DSR HQ at 11:00 am.

14. Executive Session. An executive session was held.

Dated: June 18, 2018.

/s/ Barry Clarkson

Barry E. Clarkson, Secretary