

## Deer Springs Ranch Owners Association

The minutes of the Board of Directors meeting held May 20, 2017 (10:00 AM) at Deer Springs Ranch Headquarters, 6030 North Deer Springs Lane, Kanab, UT 84741.

Name	Office	Responsibilities	Term	Present	Absent
Phil Hall	President	Legal, Crawford	2018	Y	
Joe Bosze	Vice President	Equipment, Facilities, Cabin Maintenance, Public Safety Team, Crawford	2017	Y	
Jeff Michelsen	Secretary	Reservations, Security, Web Development, Communications, Lower Slide	2017	Y	
Jodi Akers	Treasurer	Finance	2017	Y	
John Harris		Legal Team, Ranch Manager, Roads, Public Safety Team	2017	Y	
Barry Clarkson		Legal Team, Water, Public Safety Team	2018	Y	
Brad Hunt		Fire Protection, Agriculture, Wild life	2018	Y	

Key: Y = Yes. T = Telephone.

1. Welcome – Phil Hall called the meeting to order at 10:10 AM. Barry Clarkson offered the prayer. Members present were: Tammy Hunt, JoAnn Michelsen, Candy Bosze, Bryan Wheeler, Ron Littlefield, and Brent Fullmer. Also present were Alan Anderson, Fira Anderson (Ranch Caretakers) and Mariah Wheeler (Ranch Secretary). Attending via conference call were: Vance Green.
2. Approval of April 2017 Meeting Minutes – Jeff Michelsen
  - a. Addendum to February meeting minutes. Phil hall reviewed the procedure for addendums to meeting minutes: all addendums minutes to be presented to board, voted upon by the board, and if unanimously approved by the board, added to the posted minutes. All board members agreed upon the procedure.
  - b. March meeting minutes. Corrections were discussed. The minutes will be revised and resent to the board for approval.
  - c. April meeting minutes. Corrections were discussed. The minutes will be revised and resent to the board for approval.

### 3. Financial Report – Jodi Akers

- a. Review/Revise Budget for 2017 with an updated completed projects list now included. \$111,000 in the ranch checking account. \$11,000 in the ranch savings account. \$10,000 collected from lien notices sent out. Directors insurance reduced \$869. Expenses not budgeted: ranch house remodel \$5097, laundry shed \$6,800, backhoe tires \$2,000. Projected savings \$4,500. Unbudgeted expenses: cabin 4 roof repair, ranch house chimney, dump truck.
- b. Update on Costco Membership. Executive business membership acquired and Andersons provided with paperwork for obtaining 2<sup>nd</sup> membership card.
- c. Update on Credit Card Processing for HQ and Office. New processing company. Credit card processing at the ranch.

### 4. Ranch Caretakers Report – Alan and Fira Anderson

- a. Still working on upper cabins, 9 and 10 for Memorial Day weekend. Ranch house stove and riding lawn mower need attention. Andersons praised for work ethic. Many members thanked for their assistance.

### 5. Legal Team – Phil Hall

- a. Follow up assignments:
  - i. Update on communication with Kane County regarding Resolution No. 2017-1 – GSENM Boundary Evaluation. Vance Green reported on resolution/executive order. He encouraged members to be informed and get involved. The ranch should write a response to the executive order.
  - ii. Update of neighborhood assignments and mapping – not discussed.
- b. Approval of Final Draft of Rules & Regulations. Phil Hall made motion to adopt recent version of rules and regulations. Barry Clarkson seconded the motion. All board members voted in the affirmative.
- c. Approval to adopt the Utah State HOA Bylaw Procedures. Phil Hall reviewed language to remove one or more directors from an HOA board. Barry Clarkson stated that there is no need to adopt the HOA procedures as they are state law, binding, and already apply to the ranch. Jodi Akers stated she had contacted Bruce Jenkins about what constitutes a quorum. Barry Clarkson stated that a quorum in a members meeting constitutes half of the membership eligible to vote in person or by proxy ballot. Brad Hunt asked if there would be a cost to include this feel good language as a bylaw revision for the annual meeting. Phil Hall made a motion to include language, that Barry Clarkson will write, as a bylaw revision to the membership to be voted upon at the annual meeting. Jodi Akers seconded the motion. All board members voted in the affirmative.

### 6. Legal Team/Water/Public Safety Team – Barry Clarkson

- a. Follow up assignments:
  - i. March Water Testing report. Brent Fullmer and Vance Green working with Barry Clarkson to find other water testers. Certified Water Operator required to oversee water system. Certification not required to collect water sample and take to Cedar City for processing. Cost to be certified to be determined.
  - ii. Future Water Testing Schedule. Upper cabins to be tested Wednesday.
  - iii. Update on the member planned DSR 40th Birthday Celebration. Small open house. Birthday celebration postponed.

7. Agriculture/Fire Protection/Wildlife – Brad Hunt

- a. Update on Grant application with NRCS. Grant was not funded. Doug Hunt Cattle Company was the applicant. Map of proposed plan presented to the board. The project area was corrected. The discussion shifted to mowing and spraying of rabbit brush and thistle. Alan Anderson needs to be trained and licensed to spray herbicide on the ranch.

Barry Clarkson made the motion to approve Brad Hunt moving forward with the plan. Phil Hall seconded the motion. All board members voted in the affirmative.

The contract between the Doug Hunt Cattle company and DSROA needs to be reviewed as: 1) it expires in 2021; 2) the NRCS requires a five-year contract; 3) DSROA has not fenced the ranch as agreed per the existing contract; 4) DSROA owes the Doug Hunt Cattle Company money for noncompliance of the fencing component of the contract.

There was a discussion of the many fences on the ranch: the fence around the BLM allotment, the fences around the 2,000 acres of DSROA pastures, and the internal or partitional fences dividing the DSROA pastures. The fences need to be inspected, problems need to be identified, bids need to be obtained, and the fences need to be repaired.

Barry Clarkson made a motion to meet with Doug Hunt and renegotiate the contract. Phil Hall seconded the motion. All board members voted in the affirmative.

Brad Hunt made a motion to allow Doug Hunt to stay in the cabins, if they are available, when he comes to the ranch. Phil Hall seconded the motion. All board members voted in the affirmative. Doug Hunt needs to make reservations through Mariah Wheeler prior to coming to the ranch.

Brad Hunt discussed his concerns with the erosion and fencing of the wash south of ranch headquarters. He suggested building a pond or retention dam in the wash. Joe Bozse stated that prior to pond construction a study needs to be done and permits need to be obtained.

Permits need to be obtained from the BLM to cut posts and firewood. Mariah Wheeler was asked to obtain the permits.

Alan Anderson volunteered to ride the fence line if the board would hire someone to work with Fira Anderson to get the cabins cleaned and opened for the season. Mariah Wheeler was asked to find temporary help.

- b. Update on Wildlife Turkey Hunting permits. \$700 income earned from turkey hunters. Does not reflect pay for play fees. One was turkey taken.
- c. Update on Beehive Placements and signage. No bees have been delivered on the ranch. No contracts have been signed.

- d. Update on Fish Order. Three hundred and fifty pounds of fish were delivered at a cost of \$1,750. Phil Hall would like to be included in the purchase and delivery of fish for his pond.
- e. Discussion on possible Ranch Caretaker's Retirement plan – moved to executive session.
- f. RV pad for camping. The need for an RV pad was discussed. Dry camping, the location, views, shade, traffic, dust, trash, water, and the need for a dump station were discussed. Barry Clarkson stated that the membership should be approached for donations towards the installation of a septic tank and dump station on the ranch. John Harris stated we will need install a septic tank for the laundry shed and should install a dump station at the same time. Phil Hall stated we should determine the size of the septic tank needed, the cost of the septic tank, the cost to install the septic tank and plumbing, and obtain a permit from the county. Brad Hunt reiterated that the actual need should be determined before we move forward. Barry Clarkson stated we should include something in the newsletter or the annual meeting to determine the actual need. John Harris stated that some members will stay in the cabins and others will pull camp trailers up next to the cabins. Which raised the question "Should RV dump facilities be installed near the cabins?"

#### 8. Cabins/Ranch Maintenance – Joe Bosze

- a. Cabin décor suggestion per member request. The board voted unanimously against the suggestion.
- b. Update on Laundry Shed delivery, placement and interior flooring & facility use plan. Report on building permit from Kane County.
- c. Update on propane pressure testing of cabin 2 and 6. Amerigas red tagged the two wall heaters in cabin 6 as they are obsolete. The heaters should be removed. Amerigas has replacement heaters that could be installed.
- d. Discussion on RH Chimney & needed repairs.
- e. Discussion of Cabin 4. Need square footage to obtain bid for steel roof. Concrete wall board or tongue and groove wood around water heater discussed.
- f. Discussion of Cabin 2. Threshold needs to be replaced.

#### 9. Legal Team/Roads/Ranch Manager Relations/Public Safety – John Harris

- a. Member requests for written approval to cross association lands with driveway. Jodi Akers needed Phil Hall (DSROA president) to sign an agreement from a 2003 board meeting allowing Jodi Akers to build a driveway to cross over association land for 200 feet.
- b. Update on newly created Equipment Lease Agreement. Not sure why on agenda.
- c. Update on Podunk Road Wash Out & Broken Water Line repair. A 48 inch culvert originally installed by Allan Merion (sp).
- d. Update on Dale Clarkson Road Improvement – Not discussed.

Three culverts are needed: One for the Podunk wash out; one for lot 150; and one near the iron gate. John Harris may contract Larry Clarkson to install the culverts.

Candy Bosze reminded the board that Vance Green had donated a culvert in exchange for brush hogging on his lot. Vance Green stated that his offer still stood. Larry Meltzer may be able to run the brush hog.

10. Board Member Area Update/Report (as needed)
  - a. Reservation/Security/Webpage/Communication – Jeff Michelsen
11. The meeting was adjourned at 12:46 PM. The next Board Meeting will be held June 10, 2017 at 11:00 AM at Deer Springs Ranch Headquarters, 6030 North Deer Springs Lane, Kanab, UT 84741.
12. Fire Truck Operating Training by Brent Fullmer postponed.

An executive session was held after the meeting.