

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood	ATTENDANCE
Barry Clarkson	President	Communications, Legal, Water	Upper Slide	PRESENT
Kurt Jacobsen	Vice -President	Headquarters, Cabin Renovations	Crawford East	PRESENT
Joe Bosze	Treasurer	Cabins (upper), Equipment Maintenance	Crawford West	PRESENT
Kathy Pierce	Secretary	Cabins (lower), Reservations,	Johnnie Brown	PRESENT
John Harris		Fire Protection, Public Safety, Security, Roads	Meadow Cyn, Pipeline	PRESENT
Brad Hunt		Agriculture, FB, Web Dev, Cabin Renovations	Lower Ranch	PRESENT
Larry Clarkson		Equipment Operations, Fishing Ponds, Wildlife	Lower Slide	PRESENT

DSROA Board of Directors Meeting Saturday, June 6, 2020 – DSR Headquarters

An executive session was held prior to this meeting

1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed by Association President, Barry Clarkson. A prayer was offered in the executive session.
- 1.2. Roll call was conducted:
 - The following Board Members were present: Barry Clarkson, Larry Clarkson, Kurt Jacobsen, John Harris, Joe Bosze, Brad Hunt.
 - Others present: Dale Clarkson, Jeff & Tina Collins (121), Scott Koller (Lot 15), Byron Averett (Lot 3), Cindi Olsen (Lot 17), Tammy Hunt (149), Bob Headman (Lot 150), Roland & Missy Bean (Lot 137, 138, 141), Sunshine Harris (Lot 163), Candy Bosze (107), Lyndon Bistline (Lot 151), Bob Becker (Lot 4), Jeff Meshinsky (Lease Lot 145), May Woolsey (Lot 220), Kurt Jacobsen (Property Manager), and Mariah Wheeler (Office Administrator).
 - Others present by teleconference: Kathy Pierce (Board Member), Vance Green (Lot 155, 156), Ron Littlefield (Lot 274), and Michael Joridson (67).
 - Board Member(s) not present: None

2. Presentation and Approval of Minutes –

- 2.1. The Board Meeting Minutes from the May 2020 meeting were prepared and presented to the Board by email prior to the meeting. Changes to the meeting minutes were submitted by Brad Hunt for better clarification, which the Board also had opportunity to review prior to the meeting. No other changes were submitted by the Board. Larry Clarkson motioned to accept the minutes. Brad Hunt seconded. The motion passed unanimously.

3. Treasurer Report – Joe Bosze, Board Treasurer

- 3.1. Bank account balances reported, by Mariah Wheeler, as follows: Operating Account \$111,044 balance and \$59,070 in savings, with the special savings account at \$4,262.00.
- 3.2. Q&A –
 - 3.2.1. Larry Clarkson inquired as to what the second special savings account was. Mariah Wheeler responded it is a savings account set up previously as a benefits savings account. Candy Bosze inquired if that savings account continues to receive deposits and accrue. Mariah Wheeler responded that it does not.
 - 3.2.2. Inquiry regarding the Association Dues received was reported at 283 lots having paid – 94% of the membership.

*****The agenda of this meeting was not followed numerically, but for the sake of organization, the meeting minutes will be recorded here based off of the prepared meeting agenda*****

4. Office Report – Mariah Wheeler

- 4.1. New Members were recognized: Lot 223 – Ruth Kurth, Lot 259 - Russell Garceau, and Lot 265 – Joe Morgan.
- 4.2. It was reported that 52% of the hoped for cabin reservation income has been received, which is actually 17% higher than we were last year at this time.
- 4.3. Q&A – No further questions were raised.

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

- 5.1. **Cabins** – Kurt reported that all smoke/CO2 detectors had been installed in all of the cabins. (Detectors were confirmed to have been installed by the previous caretakers, however they were discovered to have not been.)
- 5.2. **Ranch Improvements** –
 - 5.2.1. **Propane Refrigerators** – Kurt Jacobsen reported that all cabins now have 100% working refrigerators. Barry Clarkson recognized the efforts of Kurt Jacobsen, Brent Fullmer, and Justin Mackelprang, for extensive work

replacing propane plumbing to each cabin, bring them to code, the extensive cleaning of the refrigerators to bring them back to working condition, all saving the ranch money.

5.2.2. **Renovations** – Barry Clarkson recognized many participants in the recent cabin renovations, including Kathy Pierce (Cabin 7), Jeff & Tina Collins, Kurt Jacobsen, Brent Fullmer, Brad Pierce and Joe & Candy Bosze for Cabin 3. Candy Bosze alliterated the many donations members have made to the cabin renovations such as multiple pieces of furniture donated by Candy & Joe Bosze, JT Terwilliger, Mike and Kathy Duval, TaNiesha Spor, and Kurt Jacobsen. Member donations are very appreciated, needed and encouraged.

5.2.3. **Cabin Reservations** – Kurt Jacobsen recognized Cindi Olson, who has been assisting with cabin cleaning, laundry and check ins, as invaluable.

5.3. **Fuel Tank** – Discussion regarding the new fuel tank, purchased from Roland Bean at a very reasonable cost, and its placement was held. Kurt Jacobsen pointed out the new location to be near the current tank. The fill station would also be relocated to the new tank area, eliminating the current fuel line which is near the surface of the driveway, to be a hazard any longer. The new fuel tank was determined to need to be set on a concrete form or bed of gravel. Barry Clarkson instructed that Kurt Jacobsen could handle the placement details at his discretion.

6. **Discussion on Airport Improvement** – Larry Clarkson

6.1. **Larry Clarkson** introduced Jeff Meshinsky and Jeff's approach regarding his desire to caretake the airstrip. Jeff Meshinsky is currently leasing lot 145 from Dale Clarkson, but is in the process of purchasing the lot and gaining membership. Larry Clarkson turned the discussion over to Jeff Meshinsky who further elaborated that he is a current pilot, owning several planes, but the aircraft type that Jeff Meshinsky would improve the airstrip to accommodate is a high wing Cessna 182. Jeff Meshinsky is currently from the San Diego County area, but has previously managed an airport in Washington DC area, which he sold out and moved to the West Coast. His experience is extensive and current. Jeff Meshinsky shared his plan to improve the airstrip, at his own expense, but would also be willing to accept financial assistance from DSR further down the road as the value was beneficial.

6.2. **Questions & Answers** –

6.2.1. Lyndon Bistline noted that his nephew also has a Cessna and would like to utilize the airstrip. Lyndon offered to assist Jeff Meshinsky with the improvements. Lyndon Bistline raised a question regarding an enclosure for the safe holding of planes away from the cattle. Larry Clarkson responded that long term, that would be the case, but short term, fencing off the airstrip from cattle may be a first step.

6.2.2. Scott Koller inquired what the improvement would take. Jeff Meshinsky noted that it would take about a days work with a grader, water truck and vibraroller. A vibraroller can be contracted out for \$300/day. The maintenance would be approx. once a year.

6.2.3. Barry Clarkson commented regarding funding that in the past, DSR has contributed fuel and man power to assist with these types of projects. It was also noted that there are other members who would use the airstrip, such as potentially Doyle Edson.

6.2.4. John Harris noted and Jeff Meshinsky confirmed, that the airstrip is listed as an emergency landing strip with the FAA, which does not require improvement, but in the case of an emergency, would be a good neighbor practice to have the strip in good condition.

6.2.5. Barry Clarkson concluded that a committee be formed with a Board Member present to discuss the future improvement plan for the airstrip. That committee can be formed by the members, but must include a Board Member.

6.2.6. Dale Clarkson suggested that perhaps for the time being, Larry Clarkson and Jeff Meshinsky could go forward with the immediate improvement needs, as Jeff Meshinsky is planning to foot the bill. The Board unanimously agreed to allow the current airstrip only improvement. All future improvements will need to be presented by the Airstrip committee and be approved by the Board.

7. **Annual Meeting Opening Discussion** – Mariah Wheeler

7.1. Mariah Wheeler outlined the opening process for the annual meeting and announced that a mailing will be going out to members the first part of July, requesting nominations. It was noted there are 4 seats available: Joe Bosze, Barry Clarkson, Kathy Pierce and Brad Hunt. Mariah Wheeler noted that a newsletter could be mailed out during one of the upcoming mailings and requested the Board consider putting one together. Nominations for candidates will be received through July 30 and beginning in August, an introduction to the candidates and the mailing of election materials will be sent out as well.

8. **Brief report of area of responsibility, by each Board Member** – *(also included the call for budget cuts from each area)*

8.1. Barry Clarkson

8.1.1. Legal – 4 of the 5 lots being collected upon, payments have been received.

8.1.2. Water – The water projects have been temporarily suspended due to current issues with the headquarters generators, which are working, but still being problem solved. Candy and Joe Bosze had a suggestion for an improvement at the 40k gallon water tank, consisting of a red light that could be lit by a sensor, indicating the water tank is less than half full. With the board in full agreeance that this improvement is a necessity, a member

suggested that a spending cap be placed on the project and the board unanimously approved that a light be placed on the water tank to indicate a problem. The approved spending cap is \$500.00.

8.1.3. Headquarters Water Hauling Station – Larry Clarkson noted that the current J-stand has also taken a back seat to the cabins at this time, but will continue forward progress soon.

8.2. Kurt Jacobsen – report given previously.

8.3. Kathy Pierce – Reminded the membership that Cabin 7 would be available for viewing that evening and suggested that Cabin 3 also be opened for viewing of the improvements. Kathy Pierce also suggested that it would be good information to know of member talents and abilities to assist with projects. Barry Clarkson inquired if Mariah Wheeler could include that request in the welcome packet. Mariah Wheeler confirmed.

8.4. Larry Clarkson

8.4.1. Fish – will be arriving Wednesday, June 10. Delivery time is Y TBD. The cost of fish is \$2,500 (donated by Dale Clarkson). The fish will consist of 12”-16” fish with a few big ones.

8.4.2. Roads – a Podunk DSROA road is currently blocked off in Podunk and Larry is working with the member to have that opened back up. More screened gravel material is needed and Larry Clarkson is hoping to have a crusher set up soon.

8.5. Joe Bosze

8.5.1. Report given previously.

8.6. John Harris

8.6.1. Roads – 2 roads in Slide Canyon and 1 in Podunk (referenced by Larry Clarkson) are in need of repair. Tina Collins reminded the board that a section of Broad Hollow needs to be re-graveled following improvement by Larry Clarkson. John Harris noted that he is in need of gravel as his reserves are gone. John Harris inquired on contracting road improvements due to the budget freeze. John Harris recognized the willingness of Kurt Jacobsen to donate his time to road improvements, but also respects how busy Kurt Jacobsen is. Barry Clarkson instructed that John Harris could use about 50-75% of his budget without having to get approval. Further discussion was held on other areas of the ranch needing road improvements.

8.7. Brad Hunt – Questioned whether the larger bucket could be used on the backhoe for erosion work. Larry Clarkson noted the larger bucket needs some repairs and he would contact Don Ray. John Harris noted he gave the new teeth to Kurt Jacobsen. Barry Clarkson inquired regarding the fencing out of the cattle at the fish ponds. Brad Hunt responded that they have started working on that fence and will have them fixed this week. Kurt Jacobsen will be helping by clearing the gates and cleaning out the cattle guards. Brad Hunt noted that there is a large erosion crack at the lower ends of the ponds that will need to be looked at regarding fencing. Brad Hunt noted the current cattle guards do not have the proper breadth to keep cattle from jumping over and customizing the current cattle guards needs to be done. Further down the road towards the ranch is a wire fence that can be closed. Brad Hunt expressed concern that members may not close that gate well. Brad Hunt noted that it is important to have the cattle away from the ponds area as it is a valuable place for member gatherings for softball and other activities. Brad Hunt suggested that a recreation responsibility be added to the Board Member responsibility chart to assist with improvements in that pond area, by clearing brush. Tammy Hunt requested a port-a-potty be installed at the ponds. Kurt Jacobsen noted that he will be picking up a trailered port-a-potty which will be stationed there and he will take into town for servicing as needed. Kurt will be arranging for that on Monday, June 8. Barry Clarkson noted that an eventual vault building should be built there. Brad Hunt further encouraged the Board to add a recreation responsibility to the board duties, as well as a fuel responsibility. The Board Member could then be watchful of the fuel prices and assist with contracting fuel for the ranch. Barry Clarkson asked Mariah Wheeler to add those two items to the next executive session meeting.

8.8. Questions & Answers –

8.8.1. Doug Bosze inquired when the Board makes a decision to order fuel. After much discussion, it was answered that the Board typically orders twice a year, but doesn't have a current standard level point for re-ordering of fuel.

8.8.2. Candy Bosze inquired about a schedule for the weed abatement on the Rabbit Brush. Brad Hunt responded that it cannot be done now until the first frost. Trying to spray now would be futile financially as well, as an unresponsive abatement would mean that the cost share would not be applicable. Candy Bosze noted her concerns that it has been several years since the rabbit brush has been attended too and suggested that a stronger scheduling of the abatement be made. With more discussion held on the processes, Barry Clarkson concluded that it needs to be a priority and should be scheduled so as not to miss another potential season for abatement.

9. **Adjournment** – The meeting was adjourned by Barry Clarkson with the next meeting to be held at Ranch Headquarters, July 11, 2020 at 11:00am, with an executive session to be held prior at 10:30am.