

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	ABSENT
John Harris		Public Safety, Ranch Caretaker Relations, Roads, Security	Meadow Canyon, Pipeline	PRESENT
Phil Hall		Water, Web Development	Crawford East	ABSENT
Larry Clarkson		Equipment (operations), Wildlife	Lower Slide	PRESENT

DSROA Board of Directors Meeting

Saturday, June 8, 2019 – Deer Springs Ranch Headquarters

1. Welcome/Prayer/Roll Call

1.1. The Board and Members were welcomed Association President, Barry Clarkson. A prayer was offered by John Harris.

1.2. Roll call was conducted:

- The following Board Members were present in person: Barry Clarkson, Joe Bosze, Brad Hunt, Larry Clarkson, and John Harris.
- Others present in person: May Woolsey (Lot 220), Bob Allen (Lot 16 & 18), Brent Fullmer (Lot 117), Ed Kennedy (Lot 9), Mike Duvall (Lot 146), TaNiesha Spor (Lot 34, 93), Lynette Foster (Lot 193), Ron Benson (Lot 214), Candy Bosze (Lot 107), Phill and Rachel Hunt (Ranch Caretakers) and Mariah Wheeler (Office Administrator).
- Others present by phone conference: Vance Green (Lot 156), Michael Joridson (Lot 67), Byron Schimpp (Lot 82 & 84), Wayne Jensen (Lot 284).
- Board Member(s) not present: Phil Hall, Kathy Pierce.

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 accept the meeting minutes. Brad Hunt motioned. Barry Clarkson seconded the motion. The motion passed by unanimous vote. Kathy Pierce, Secretary, will sign the approved meeting minutes at a later date.

3. **Financial Report** –Treasurer, Joe Bosze, led the report. This report was given later in the meeting.

3.1. An accounting of the bank accounts was given as of today's date: \$2,000.00 in caretaker checking account, \$111,000.00 in the Main Account, \$34,000.00 in Savings (Capitol Improvement), \$2,000.00 in the Benefit Account.

3.2. We have 80% of the assessments received.

4. **DSROA Office Report** – Mariah Wheeler, Office Administrator.

4.1. NEW MEMBERS: None at this time.

4.2. ASSESSMENTS: 85% of the membership have paid their assessments for the year. As of today's date, 2 of the 5 past due accounts are still being collected upon. Mariah Wheeler shared her praise for the Board contracting with Clarkson and Associates indicating her experience has been highly positive, much less complicated and successful. Mariah Wheeler thanked the Board for approving Clarkson and Associates as the collections firm.

4.3. WATER HAULING/CONTRACTS: Nothing reported.

4.4. CABIN RESERVATIONS: 2019 is on track with last year. Cabin 3 has been a loss to the season. Many are excited to reserve Cabin 7 when completed.

4.5. BUDGETS: P&L's were provided to each board member with a breakdown of each categories spending, as applicable.

4.6. QUESTIONS –

4.6.1.FISH - Mariah Wheeler inquired of Larry Clarkson regarding a receipt for the fish. Larry Clarkson stated that the fish will be coming in on the following Saturday. A brief discussion on the invoicing/payment process from 2018.

4.6.2. NEW RANCH T-SHIRTS – Candy Bosze announced that the new T-shirts are here. She also let the Board know that with the shirts has come a tracking sheet for reporting of sold T-shirts to be tracked by size. Joe Bosze modeled his shirt color as did Candy Bosze to show the possibilities of future colors. Larry Clarkson asked if the shirts could be made in long sleeve and a light color. Candy Bosze indicated she'd look into them. Candy Bosze also noted that Buggin Bear will get back to them regarding the possibility of ball caps.

4.6.3. Barry Clarkson reported that the Cabin Inspections had taken place. Dale Clarkson had used part of the \$6,000.00 pledged to the Cabin Inspections to pay for the inspection. The total for the inspection was \$2,000.00. Barry encouraged that Kathy Pierce consider asking Dale Clarkson to provide the remaining \$4,000.00 to help meet the list of improvements discovered through the inspections.

5. Ranch Caretakers Report – Phill and Rachel Hunt

5.1 MEMORIAL SERVICE: Rachel Hunt reported they had a nice memorial service at Ranch Headquarters.

5.2 CABIN 1: Rachel raised the concern that Cabin 1 needed a replacement bed due to one of the beds being broken and members using the cabins complaining they needed and had planned on the bed. Barry Clarkson directed that if items of importance, such as beds, are broken, that Phill and Rachel should send out an email to the Board noting the broken item and the cost of replacement and it needs to be replaced. Barry Clarkson approved the purchase of a new bed for Cabin 1.

5.3 CABIN 4: Rachel reported that Joe Bosze was going to be donating 2 box springs which were much needed. Also Candy Bosze would be donating a chest of drawers.

5.4 CABIN 3: Rachel Hunt reported that she had received a bid from a disaster clean up company to sanitize the cabins. The company told her she would need to remove and trash all furniture. Rachel Hunt reported there are 4 queen beds, 2 twin beds, 2 couches that need to be removed. Phill Hunt estimated that to replace the furniture by buying through on-line resources or in store, the total would cost \$2,200.00. Barry Clarkson shared his feelings that the expense quoted by the cleanup company (\$3-5k) was too much and felt that the personnel at the ranch could do a better job of cleaning it up with a bleach solution, per his experience working with disaster clean-up companies. Barry Clarkson indicated he did not want to purchase any furniture until the entire clean-up was finished, noting it would be wasted money. The Caretakers will remove the furniture to the dump. John Harris offered that down the road, he may have a couch and loveseat he'd be willing to donate.

5.5 EQUIPMENT: Rachel Hunt reported that the Backhoe had been completely serviced.

5.6 RANCH CLEAN-UP/MAINTENANCE: Rachel Hunt reported that the tree trimming had been done as well as their continual work on weeding at Headquarters. She commented that the weeding was tedious due to the various ranch animals that roam the headquarters area and eat up the vegetation and her concern that she not spray for fear of hurting the animals. She indicated the weeding has to be done by hand. Barry Clarkson indicated that pulling weeds in the gravel area is not necessary due to the gravel being a mud controlling agent and the weeds being supportive of that. His concern was only that the weeds do not become tall and over grown.

5.7 KUBOTA – Phill Hunt noted that the Kubota was supposed to be repaired by Danny Button, but that Danny hasn't gotten back to them. Phill Hunt requested that Larry Clarkson provide another reference. Larry Clarkson was not able to provide a reference at the time.

5.8 RANCH LAWNMOWER – Barry Clarkson brought to the ranch a lawn mower with a bagger, like new Honda, for the Caretakers to try and report if it was working for them and they felt the ranch would do well to buy it. The price is \$250.00. Barry Clarkson asked them to report at the next Board Meeting regarding the mower. May Woolsey offered to donate a push mower, but it didn't have a bag. Rachel Hunt indicated she really wanted a mower with a bagger.

5.9 LAUNDRY – Rachel Hunt drew the Boards attention to the laundry at the Laundry Cabin after 3 cabins had recently checked out. Barry Clarkson inquired if the members were still bringing down blankets and comforters. Rachel Hunt said yes and noted there were two blankets in the laundry bin. Rachel Hunt asked the Board to consider the quantity of laundry she is required to do when many cabins check out at once.

5.10 PHILL HUNT KNEE UPDATE – Barry Clarkson asked Phill Hunt for an update regarding his knee surgery and recovery. Phill Hunt stated that he has a six week follow up appointment in St George at 4pm on Wednesday. Wednesday is also his last Physical Therapy appointment. Phill Hunt noted he was surprised to be back at work after only 1.5 months. Phill Hunt indicated the surgeon would like to see him have further surgery and Phill Hunt is planning on receiving that surgery during the winter months.

5.11 MEMBER DISCUSSIONS & INPUT TO THIS REPORT –

5.11.1 Wayne Jensen (attending by phone) offered a pot belly pig for the petting zoo. Rachel Hunt said they would love to have it. Wayne Jensen also offered a Sears Lawn Tractor to the ranch as a donation if it could be used. The Board and Caretakers accepted gratefully.

5.12 PETTING ZOO – Rachel & Phill Hunt reported that they have goats for sale at \$100 each. Candy Bosze requested a list of the petting zoo residents. Rachel and Phill Hunt reported there are bunnies, goats, African geese (whose eggs they sell for \$3 each), chickens. Candy Bosze inquired of the Caretakers regarding the petting zoo donation jar that was approved by the Board last fall as a means to receiving donations for the zoo. Rachel remembered and indicated she had not done it yet, but would do that. Phill Hunt shared that Brad Hunt had suggested they offer cups of sweet feed at a small price for the kids to get to feed the animals.

5.13 SMOKE DETECTORS – Joe Bosze inquired of the Hunts regarding the status of the smoke detectors purchased last year. Joe Bosze indicated that the smoke detectors are under warranty and the receipt should be kept in case they need replacing and wanted to buy more. Rachel Hunt said she was aware of the warranty and they had been working well. A short discussion was held regarding what code is for the smoke detector placement. Joe Bosze asked Rachel Hunt to meet with him later to discuss the smoke detectors.

6. Final Review of the newly adopted DSROA Rules and Regulations – Barry Clarkson

6.1. Barry Clarkson opened the discussion advising those present that the final copy had been provided by email to the Board and asked if the Board had reviewed them and if there were any questions or concerns. John Harris expressed his concern regarding the new cabin nightly fees and the effect they have on the members with parties 6 individuals or less. Barry Clarkson asked if John Harris had a solution. John Harris responded he did not. Brad Hunt shared his feelings that he didn't agree with the fees either, but that he supported approving the document for the good of the other policies needing to be in place. Barry Clarkson asked if the feedback has been positive or negative regarding the cabin nightly fee. Brad Hunt shared he had talked with many members and it was negative. Barry Clarkson felt that it was best to take data for a year and then decide if the fee is not working and make an adjustment. May Woolsey (Lot 220) noted that due to the fees and it being just her, she wouldn't pay to reserve a cabin. TaNiesha Spor (Lot 34, 93) suggested that perhaps there could be a smaller cabin reserved just for the smaller parties at a lower rate. A short discussion was held regarding the suggestion. Barry Clarkson called for a vote to approve the Rules and regulations as they were provided to the Board through email. Larry Clarkson motioned to approve the rules and regulations received through email become the final draft. Joe Bosze seconded the motion. The voting was as follows: Barry Clarkson – favor, Larry Clarkson – favor, Joe Bosze – favor, John Harris – favor, with reservation, Brad Hunt – against. Barry Clarkson called for the newly approved Rules and Regulations to be posted on the website and asked Mariah Wheeler to coordinate that with Vance Green.

6.2. Mike Duval (Lot 146) inquired if the Board had a process for receiving feedback from those members using the cabins such as a feedback sheet or a follow up email. Rachel Hunt indicated that there is a book in each cabin for the purpose of receiving feedback. Brad Hunt shared that Mariah Wheeler also solicits feedback after every stay. Mariah Wheeler confirmed.

7. DSROA CC&R's with updated language re: lots/development

Barry Clarkson shared with those present that an email with the revisions to the CC&R's had been received by the Board, by email, for review prior to the meeting. Barry Clarkson shared briefly the revisions to the CC&R's including eliminating all language regarding the declarant except in the opening statements, removing language regarding the ability to consider developing common areas in the ranch and language regarding accessing another members lots...Barry Clarkson called for a motion from the Board to approve the revised CC&R's in preparation to submit them to the membership for voting on at the annual meeting. Larry Clarkson motioned. Joe Bosze seconded. The vote was unanimous. Barry Clarkson instructed Mariah Wheeler to send a digital copy of the CC&R's to the membership for review with a note indicating they will be voted upon at the annual meeting and encourage them to send their feedback prior to that time. Candy Bosze suggested that each agenda hold a spot for possible discussion on the CC&R's leading up to the annual meeting. Barry Clarkson agreed. Barry Clarkson also instructed Mariah Wheeler to prepare the CC&R's in paper form to be included with the election mailing packet. Mariah Wheeler confirmed she would do so.

8. Review Cabin Inspection Report –

8.1. Joe Bosze prepared and provided the Board a copy of his summation of the Cabin Inspection report for the upper cabins in which he is responsible for. He listed the general concerns for all the cabins as follows:

- 8.1.1. Carbon Monoxide, smoke detectors – 1 on each floor or 1 in every room?
- 8.1.2. Propane tanks secured with wire rope
- 8.1.3. Remove dirt leaning against the cabins
- 8.1.4. Hanging electrical wires – not dangerous due to not electricity, but what to do with them. Put in a box and cap off.
- 8.1.5. Broken vent pipes on roofs (for toilets, propane, sewer, water heater, fireplace chimneys)
- 8.1.6. Check for water leaks in kitchen and bathrooms.
- 8.1.7. Woodpecker holes repaired.
- 8.1.8. Outside paneling exposed and loose on cabins.
- 8.1.9. All refrigerators and stoves checked for propane leaks (recommended a spray bottle with soapy water to check for bubbles)
- 8.1.10. Metal flashing and door seals missing on fireplaces
- 8.1.11. All window screens and door screens should be inspected for any holes or missing screens
- 8.1.12. Paint needs to be tested for LEAD content.

Joe Bosze indicated he would provide the list to John Harris to be added to the duties of the Caretakers for repairs. John Harris brought up the additional concern of member modification to the cabins such as moving the rock barriers meant to protect septic leach fields and tanks. It was determined that rocks that had to be moved with equipment would replace the rocks there now. Concern was raised that perhaps there isn't enough parking available and that is why members move the rocks. Brent Fullmer (lot 117) felt there was adequate parking. Joe Bosze expressed concern regarding the waterline and those parking on it. Barry Clarkson asked that Joe Bosze and Kathy Pierce work together with John Harris and Phill and Rachel Hunt to develop a priority repair list. All agreed, except Kathy Pierce who was not in attendance. She will be notified following the meeting. John Harris brought up another concern regarding fire rings being continually made at the cabins. Joe Bosze suggested that members want a fire at the upper cabins and perhaps an experimental one should be developed that uses propane and allows members to rent a propane tank for use. John Harris suggested that it must be vented properly and mentioned the importance of the design and briefly shared details of the design. A brief discussion was held regarding the materials type. Barry Clarkson asked if John Harris would head up the design process and report at next meeting. At this time, Phill Hunt made the Board aware that the propane tanks on each grill need to be replaced. Brad Hunt indicated that Garkane could most likely replace them. Phill Hunt agreed to talk with Garkane and get them switched out.

9. Cabin 3

- 9.1. Larry Clarkson began the discussion by asking why it is so bad all of a sudden. Brent Fullmer (Lot 117) stated it is this bad every year, but this is the first year that skunk has been found in the Cabin. Joe Bosze indicated that the floor was bad back in 1978. He suggested the only way to keep the rodents out was to dig around the cabin and put up the cement wall board. Larry Clarkson said the floor had been replaced. John Harris said that Paul Brayton was supposed to have hung the rain gutter. Brent Fullmer noted that under the sink are open holes. Brent Fullmer also stated that Cabin 3 is a huge health concern. Phill and Rachel Hunt felt they could seal the holes and it was suggested by members they use steel wool and spray foam. Barry Clarkson stated that Cabin 3 needs to be offline for the summer and a complete renovation needs to be done on the exterior. Joe Bosze indicated that part of the problem is the hydraulic pressure from the dirt up against the cabin. Joe Bosze suggested that Steve Lloyd could take his track hoe and remove the dirt into a terrace with boulders or cement and the gutter put up. Brent Fullmer also suggested a French drain. A short discussion was held on a timeline for completion and the concern of working on volunteer available time or hiring professionals to get the cabins done sooner.

10. Other/Adjournment –

- 10.1. **Access through wash** – Mike Duvall questioned the fence that now blocks off the wash as they have often ridden 4 wheelers through the wash to access their regular trails behind headquarters. Brad Hunt indicated a gate was provided at a certain point, but not in the wash where Mike Duvall likes to access the trails.
- 10.2. **Brush Hogging** – Candy Bosze questioned where the Brush Hogging was at for this Spring. Brad Hunt indicated that they are still waiting on funding through the Ag grant, and he was pleased to announce that they had been pre-approved for the funding, but it had not been finalized as of yet. Brad Hunt indicated that this grant is being sought after through Doug Hunt Cattle Company and will help the ranch greatly to be able to do

more with its money in regard to noxious weed prevention and elimination. Brad Hunt also indicated that when the funding is received, it will be given to Doug Hunt Cattle Company and show as an income to him, so DSR would need to step up and help him cover some of those expenses. Candy Bosze asked if the funding is not received, will brush hogging still be done? Brad Hunt indicated it would to some degree. Candy Bosze asked if there was a Plan B. Brad Hunt responded (the recorded minutes are indiscernible to his response, but the response was found to be satisfactory to Candy Bosze, who commented, I'm glad you're up on it.)

- 10.3. **Airport Runaway** – Candy Bosze inquired regarding the recent high interest in members wanting to use the airport to land their planes when they visit and noted the weeds growing thickly on the runway. John Harris indicated that a plane could not land on the runway in its current condition. Larry Clarkson indicated the dirt needs to be reworked, but he is quite limited on availability due to many other projects. An inquiry was made if the runway could be mowed. Brad Hunt asked that John Harris add mowing of the airport to the list for the Caretakers to accomplish that is will be ready when Larry Clarkson is available. John Harris added it to the list.
- 10.4. **Annual Meeting and Auction 2018** – Candy Bosze recalled that the extra donations received from the auction were earmarked to purchase a canopy for use at regular meetings and the annual meetings to provide shade to the Board and members. Candy Bosze questioned if a canopy had been purchased. Rachel Hunt indicated they have a canopy but one had not been purchased. Brad Hunt suggested a type of canopy that he had made that is strong, not fade resistant, but strong. Brad Hunt indicated the price would be higher than the price of a canopy purchased at a store. Joe Bosze supported Brad Hunt getting a price quote with the intent to get a canopy made.
- 10.5. **Road to Podunk** – Ed Kennedy (lot 9) inquired regarding the damage to the road going to Podunk. It was reported that Lee Bellar had driven on it when it was very bad and caused the damage. John Harris showed his support of paying for the fuel if Randy Frei would be willing to use his equipment to fix the road. Ed Kennedy also inquired on the clogged water issue at Podunk. Barry Clarkson indicated that because it was a neighborhood water system, it was up to the Podunk residents to repair the water line at their expense.
- 10.6. **Adjournment** – Barry Clarkson noted that a special executive session needed to be held prior to the next regular board meeting and inquired of the board present if they would like to hold it at a different time or 1 hour prior to the next Board Meeting. Brad Hunt indicated he'd like to meet before the next meeting. With no other input, it was decided that the special executive session will be held 1 hour prior to the next meeting on Saturday, July 13 at Ranch Headquarters, with the regular board meeting held at 11am. Phill and Rachel Hunt offered to hold a BBQ. Barry Clarkson suggested that once the date comes closer, a decision will be made on the food. Larry Clarkson motioned to adjourn the meeting. Brad Hunt seconded. A unanimous vote closed the meeting.

An executive session was not held prior to or following this meeting.