

DSROA Board of Directors Meeting June 8, 2024

Meeting held via Zoom and in person at Ranch Headquarters

Meeting Minutes

1. Welcome: Brent Fullmer, President. Meeting called to order just after 10:00 am
  - a. Prayer: Larry Clarkson
  - b. Roll Call:

Brent Fullmer	117
Scott Koller	15
Cade Hoff	83
Larry Clarkson	76
Michael Jordison	67
Bart Battista	95

Misty/Alan Husky	Guest
Jada Foster	Guest
Howard Llewellyn	Guest

Becca/Hyrum Hoff	83
Barry Clarkson	173
Bruce McQueen	101
Brian/Cathy Castle	130
Joe/Candy Bosze	107
Chris Logan	51
Clint Gray	211
Dale Clarkson	164+
Dan Wirt	28+
Dirk Clayson	116
Gary/Anne Clark	144
Israel Whitbeck	274
Jeff/Tina Collins	121
Joan Smith	269
Mark Smith	245
Mike McNichols	270
Sally Miller	87
Vance Green	156

2. May Meeting Minutes: Scott didn't get them done, postponed until next month.
3. Treasurer Report: Michael Jordison- There is not a whole lot to report. Everything is proceeding on budget, we have a few items over. The CDs, the reserve fund, are doing well. I think we are up to about 72,000 of the 60,000 where I took over.
4. Property Manager Report: Brent Fullmer is going to report what is going on around the Ranch, And Cade Hoff will report on the Property Manager replacement search.

- a. We did a bunch of work on cabin #1, Had to replumb the entire cabin. Larry did a ton of work on fixing the basement wall. Then Keven Pool and Aaron Long put new stairs on the Garden Cabin. Jeff and Tina put in new hand railing fixed a bathroom. We put electric fridges in cabins 7 and 8, and moved the propane fridges up to cabins 3, and 4. Then after the meeting today, we are going to do a walk through of the Ranch house, to see what is needed there. The J station is broken at the moment. I have enough parts to fix it. If you need to hall water, you will have to put the hose directly into your tank and turn it on.
  - b. Cade Hoff- Property Manager search. So we've opened up interviews for applications for the ranch manager position we've advertised on KSL and on ranch hands.com. And then on the Facebook sites for both St. George and Kanab. Out of that we've had over 60 applicants that have applied or send resumes. We've got a couple applicants here, a couple of applicants that are on the Zoom meeting, just to try and help them get familiar with the ranch know what they're getting into before they come out. We've got a total of nine people that we've either interviewed or are going to interview in the upcoming weeks. So we're still kind of in that interview process. But I feel like we've got some pretty decent candidates. So we'll just need to kind of work through and decide which is going to be the best fit for DSR.
5. New Business Old Business:
- a. Cabin Committee Report: Mike McNichols-So we sent out I sent out actually Danielle sent out an email with an update to all of the owners with results from the cabin committee. So all of the owners should have received that email with a lot of the details. For the benefit of the guests. What we did is we created a cabin committee. It's just a group of DSR owners who volunteer their own time to work together behind the scenes to identify things that we can do to help improve the cabins. And in the spring of this year, back in April, we spent a week working on the lower cabins, we have six cabins on the lower part of the ranch that opened earlier in the year. And then we have four cabins on the upper part of the ranch, which opened up about a month later, just because of the weather. So we had a large group of individuals, including committee members and volunteers working hands on in the cabins, we fixed drains, we replaced faucets, we did all kinds of things. I think the total number of projects we had on our to do list was 156. And of those, I think we completed 130 something. And we have broken those down into critical projects, things that involve safety and security, like replacing smoke alarms and fire extinguishers, that kind of thing. We I we were at like 92% on finishing all of those projects. And just a great time, we have over 450 volunteer hours. So you know we've purchased all of the materials necessary. Had all the volunteers show up, we had very detailed project lists that were created in advance. So people just, you know, took responsibility for tackling projects. And we got a whole lot of things done just one example for you. We removed six old working smoke detectors. That's all we had in the cabins in the spring at the beginning of the year. And we installed 48 brand new smoke alarm and CO detectors so so now every bedroom has one. Every common area in every cabin has one and that was just the result of DSR owner volunteers contributing their own time, energy and money to make repairs to the cabins that was above and beyond what the ranch normally does on an annual basis for maintenance and repairs. Right now all the cabins are open and we have people staying in them. So probably at the end of the year, in the fall after the cabins are closed down for the

season. But while the weather is still good enough to do work, we want to do some more work on the cabins this year and that will primarily be painting both interiors and exteriors doing some sanding and staining of exterior decks and railings and all that kind of things.

- b. There was a very long discussion on signing a waiver to protect DSROA from litigation, and assigning a penalty if not signed. I AM NOT GOING TO GO INTO THE FULL DISCUSSION HERE, IF YOU WANT TO SEE THE FULL DETAILS OF THE DISCUSSION YOU CAN READ THE TRACSCRIPT. HAVING SAID THAT, HERE ARE THE HIGHLIGHTS.

1. The waiver would apply to the roads and common areas of the Ranch,(headquarters, common areas, cabins) not individual lots.
2. Should there be a penalty if you don't sign a waiver?
3. Does DSROA have enough insurance? If not how much should we get?
4. Some wanted to have it put to a vote by the membership, (Which would require a 2/3 vote. Instead of having just the Board members vote on it. Barry Clarkson said it would almost be imposable to get a 2/3 vote from the membership as a whole.
5. Cade ? made the motion to table the discussion until we can assess three things, 1. Do we need to raise our insurance? 2. If we raise our insurance, how much more will it cost? 3. We will send out a survey to all the members of DSR to see how they feel about the waiver, should there be a penalty attached? Etc. Scott 2<sup>nd</sup> the proposal. Larry and Bart made the comment that he was tired of us keep putting these votes off. After a short discussion, we voted to postpone the waiver vote. Bart made a motion that we would review all changes by the end of the month, so they could be voted upon the next meeting. Larry 2<sup>nd</sup> it. the vote was unanimous.
6. Cade Hoff- Roads- Hyrum Hoff reported on the culvert project that he was doing for his eagle scout project. We had a total of four scouts and two parents that ended up coming out and camping over that weekend. And multiple members assisted in mapping the culverts. So with the volunteers, were able to document over 100. culverts, we probably ended up missing a few. But it's at least a good start that we kind of got going there. We did have some scouts that didn't understand that we needed to measure in the diameter of the pipes as well as the length. So we'll probably need to go back on those ones. And just get the diameter on those. But overall, it was very successful
7. Scott Koller- Agriculture.

a.I have been up in Idaho so I haven't been able to get anything done this month. The Scottish Thistle is the most evasive and the county will spray for that, but not the Canadian thistle we need to spray that ourselves, shop it out with a shovel. I will try and get ahold of the county agent and see what they can help us with.

b. where the rabbit brush was mowed, because of the residual of the tordon, and 2-4d it will be a couple of years before we could plant any grass seed. The grass that is there will do better since it won't be competing with the rabbit brush.

8. Bart Battista-Water-

a. The water project for the lots next to the airstrip, this month we would like to get those started. Larry will be reaching out to the lot owners to coordinate the plan, and then execute those. We already have the materials ordered through Shoultzen. So we are hoping by the end of June we will be able to get on it.

b. The Johnny Brown water system: So Johnny brown water system,

We've submitted the change application for water right at 912 50. That was posted on the website on 29. May, and it was published in the Sun News, this past or Southern Utah news this past week. That's going to be the first of three steps required for this process. First step again is the change application. Second step will be reports to conveyance that will that will split that water right to .25 acre feet to each of the affected lot owners and then it will be incumbent upon those own those lot owners to segregate the water right to their own lots. Kathy is working with her team and everyone on the white pipe system that seems to be moving forward. The black pipe system. It's kind of in a stall right now. But we cannot convey any water rights to them until we get some sort of moving on that black line system. So I'll reach out to the Curtis's.

c. We passed our water tests this past month.

d. I have to again, make a shout out to Brent and Larry, for installing the meters on the upper water system increase replacing the meter on the lower system. It makes tracking water usage a lot easier. As the report requires us to you know, input monthly usage not just annual usage. So thank you very much for that.

e. Michael Jordison said he would bring some panels to put around the upper water tank to keep the cattle from harming it, or falling in.

9. Mike McNichols: Mike, I didn't put it in my report. I was hoping you're going to talk about as part of the Cabin committee. Do you want to discuss the cabin committee's request openly? So my proposal was the cabin committee use the funds they raised for the projects they solicited for and then we'll reimburse for anything above and beyond that. Okay, so having said that, now, yes, I do want to make good. Okay, so I worked with Kevin Poole, one on one for months while he was on the board. And as director of infrastructure, Kevin Poole agreed in advance that I would spend my own money. So we didn't have to wait for money to flow into the DSROA bank account. And I would voluntarily use my own money to buy everything so we could do all the cabins in the spring before they open. And Kevin pool agreed in advance that that money that was being spent on the cabins would be reimbursed to me out of the budget money. The money that we solicited from owners as donations was intended for two reasons. Number one, if the budget at DSROA ran out of money for cabinet improvements and maintenance, then that money would be available to make up the difference. And if maintenance budget of DSROA, allowed for all of those purchases for cabins to be paid for out of the past that point, undetermined amount of money that would be available for this year, then the money donated by DSR owners would be used for additional extra improvements that didn't have to come out of DSROA maintenance budget. So my request is to have the board fulfill the commitment made by Kevin pool as a board

member in advance and reimburse me for that initial dollar amount. It's like \$845, out of DSROA Mays maintenance budget. And I also request that I get reimbursed for the second part of it, which is like \$515, or whatever, out of the DSROA budget as well. But as a possible compromise. I told all the members of the board that because Kevin Poole had resigned from the board before I made those purchases for the upper cabins that has a compromised position that I felt that all of the members of the cabin committee would be willing to authorize use of those donated funds to reimburse me as opposed to require or expecting that reimbursement from DSROA maintenance budget, because Kevin pool had already resigned before those that second back at your purchases. So yeah, to be very clear, I am expecting to be reimbursed how to DSROA maintenance budget, not out of the donated. Just a clarification, the agreement you had with Kevin was to wait until we actually figured out the full budget for the maintenance stuff. So you're not necessarily demanding this right at this moment. So if the board chooses to wait and see where we're at, to finalize all the maintenance for this year, if we don't have funds at the end of the year, that portion of the agreement still is in place? That's exactly correct. So we do my I said, right from day one, I don't care if I get reimbursed this year, or next year. But I do, I was willing to use my own money to get the work done up front. For two reasons. Number one, the budget is always I guess, every annual budget is always a guess. So we expect to have X number of dollars come in whether they actually come in or not, can only be determined over time. Number two, the board increased cabin rental rates at the beginning of the year. And so all of us hope that there will be additional revenue for Cabin Rentals this year, that will not only allow for more money to be spent on cabin maintenance and repairs, but possibly other things as well. But again, that information will not be known cannot be known until later in the year. So I was willing to put my money out upfront, basically saying, Hey, this is DSROA cabin money. But I'm willing to wait for reimbursement until we have more facts and more money in the bank. But at that same time, you also mentioned that if we if we do wait and we're out of budget, you would be willing to dip into the absolutely funds for donations because we didn't know how much money was going to be in the budget. So at this point in time, we just wait until we see where the budget ends and where we make stuff that we're still kind of in compliance with that agreement that you understood you had with Kevin, correct. I'm requesting reimbursement and I am willing to provide all the documents. I'm not saying well. I'm not saying it has to be today, or next month or the month after I'm just saying I do expect to be reimbursed for the money that I spent to buy materials.

It was determined that Mike would be paid back the moneys that he used from his own account. It wasn't determined weather it would come from the DSROA account, or from the money collected from donations. There is going to be an attempt to talk with Kevin and see what his prospective is.

9. Brief Report from each area of responsibility: Nothing further.

10. Bart made the motion to adjourn. Larry & Michael 2<sup>nd</sup> it voting was unanimous.

11. Next meeting will be July 13, 2024 10:00 am at DSR headquarters, and by Zoom conference call.

Scott Koller  
Scott Koller (Jul 24, 2024 04:40 MDT)

Submitted by Scott Koller, Secretary, July 13, 2024

Cc: Danielle Clarkson, all board members.


# DSROA Board Meeting 6-8-24 Minutes


Final Audit Report


2024-07-24


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