

Deer Springs Ranch Owners Association

The minutes of the Board of Directors meeting held June 10, 2017 (11:00 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 11:10 AM. John Harris offered the prayer. Members present were: Lee Beller, Linda Alderman, Candy Bosze, Sunshine Harris. Also present were Alan Anderson, Fira Anderson (Ranch Caretakers), Mariah Wheeler (Ranch Secretary), and Ken Gotzen-berg (Western Legends Round-up). Attending via conference call were: Vance Green, JoAnn Stallone and Michael Stallone.
2. Approval of Meeting Minutes – Jeff Michelsen
 - a. March 2017
 - b. April 2017
 - c. May 2017

Barry Clarkson made a motion to accept the March, April, and May minutes as they were submitted to the board prior to the meeting. Phil Hall seconded the motion. All board members present voted in the affirmative.

3. Financial Report – Jodi Akers

- a. \$105,000 in checking, \$4,500 care takers account, \$11,500 in savings. \$10,00.00 error in profit and loss explained: accrual basis versus cash basis. 2017 projected income of \$135,000. 2017 projected balance end of year of \$2,094.

4. Ranch Caretakers Report – Alan and Fira Anderson

The seal on the water pump for the washing machine used for ranch laundry is leaking. It was decided to purchase a new commercial, large capacity, top loading, washing machine. The ranch budget could provide \$500.00. The following individuals donated money towards the replacement: Phil Hall \$200.00, Lee Beller \$100.00, Joe Bosze \$100.00, Jodi Akers \$100.00.

Fuel (unleaded, diesel, and red diesel) needs to be delivered.

The Anderson's daughter needs to be paid for helping to open the cabins preparation.

Ranch Yard Sale: two or three electric air pumps, radios in tool shed.

Ken Gotzen-berg, representing Western Legends Round-up, presented information about the Western Legends wagon train to be held August 21st through August 24th, 2017. Previously, the wagon train started in Cannonville and proceeded south west on Skutumpah Road (BLM 500) to Kanab.

This year Western Legends would like the wagon train to begin near Tropic Reservoir on the Dixie National Forest, proceed south on FR 087 to the Crawford Pass campground, turn west on the Pink Cliffs loop road (FR 203), descend to the Crawford Pass Road (FR 092), proceed south on Meadow Canyon Road, and then south west on Skutumpah Road (BLM 500) to Kanab.

Western Legends would like permission from the DSROA board to camp on DSR Monday evening, August 21st, 2017. In exchange, Western Legends would do some cooperative marketing for DSR and extend discounts for the wagon train activities to DSROA members.

The size of the wagon train was expected to be about 100 people, 50 horses in the Remuda, and between 15 to 20 wagons. Various ideas, campsite locations, water, site fees, and activities were discussed. Phil Hall suggested that Jeff Michelsen meet with Western Legends to finalize a plan with details. Ken Gotzen-berg inquired about sending marketing materials to DSROA members. Ken Gotzen-berg was instructed to prepare the materials and provide them to Mariah Wheeler for mailing. Western Legends would need to pay the postage.

5. Legal Team/Water/Public Safety Team – Barry Clarkson

- a. Third Quarter Water Testing Report (April, May, June). Water tests have been submitted. Certification requirements have been researched. Alan Anderson instructed to take water samples first of the month and send them into the state. The two water systems need to be identified as investigative and routine.

6. Agriculture/Fire Protection/Wildlife – Brad Hunt

- a. Update on Beehive Placements and signage – not discussed.
- b. RV pad for camping – not discussed.

7. Cabins/Ranch Maintenance – Joe Bosze

- a. Laundry Cabin Facility Use Plan – not discussed.
- b. Cabin 4 reroof -- waiting on bids.

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

- a. Major road repair work was completed in Podunk. The culvert was extended by twelve feet, a spillway was built and boulders were put in to prevent erosion. (The 12-foot culvert was obtained from Phil Hall). Gravel was screened and used. The Podunk neighborhood water system was moved to the center of the road and buried 4 and one-half feet.
- b. ATVs and side by sides exceeding 35 mph on ranch roads. A letter needs to be written, distributed, and then given to the offending parties when they are encountered.

Phil Hall brought up the metal windmill lying on the ground near the south fence at ranch headquarters. He proposed that the board decide whether it should be disposed of and what the value is. He would like to trade the aforementioned culvert valued at \$600.00 for the windmill. Barry Clarkson suggested that we set the minimum bid at \$600.00, notify the interested parties, request closed bids, and sell it to the highest bidder. No motion was made and no vote was taken on the matter.

Alain Steed (Marion) was asked to provide his recommendations for the half-moon reservoir and the diversion. Several years ago, he cleaned out the diversion and one third of the half-moon reservoir for \$5,000.00. He suggested cleaning out the diversion annually, building a second reservoir below the half-moon reservoir, and then rotating the water between the half-moon reservoir and the new reservoir each year. While one reservoir had water the other could dry out and then be cleaned out. Phil Hall made a motion to have Alain Steed work on the diversion and clean out the half-moon reservoir up to \$5,000.00. Barry Clarkson seconded the motion. All board members present voted in the affirmative. Barry Clarkson asked for an estimate to build the new reservoir.

Michael Stallone voiced a concern regarding Paul and Nancy Brayton (which was addressed in the executive session).

Phil Hall made a motion to purchase components for a solar system (8 Koycera (265 watt) solar panels, 2 racks, 2 poles, wire, breakers, and other miscellaneous items), which the board had discussed via e-mail, using \$3,500.00 from savings, from Karen and Randy Frei. Barry Clarkson seconded the motion. All board members present voted in the affirmative.

9. Reservation/Security/Webpage/Communication – Jeff Michelsen

10. The meeting was adjourned at 12:46 PM. The next Board Meeting will be held July 8, 2017 at 11:00 AM at Deer Springs Ranch Headquarters, 6030 North Deer Springs Lane, Kanab, UT 84741.

11. Fire Truck Operating Training by Brent Fullmer – postponed as the pump starter on the truck has failed.

An executive session was held after the meeting.