

Board Member	Office	Areas of Responsibility	Neighborhood
Phil Hall	President	Reservations/Web Development & Communications	East Crawford
Joe Bosze	VP/Treasurer	Cabin Maintenance/ Equipment/ Facilities/Finance	Meadow/Podunk
Barry Clarkson	Secretary	Legal/Water	Middle Slide
Lary Sims	Director	Fire Protection	West Crawford
Larry Clarkson	Director	Wildlife	Lower Slide
Brad Hunt	Director	Agriculture	Broad Hollow/Lower Ranch
John Harris	Director	Ranch Caretaker Relations/Roads/ Public Safety	Pipeline/ Upper Slide

## DSROA Board Meeting Saturday, June 16, 2018 – Deer Springs Ranch HQ

### 1. Welcome/Roll Call.

1.1 The Board and Members were welcomed by the Association President Phil Hall and a prayer was offered.

1.2 Roll Call was conducted. The following Board Members were present in person:

Phil Hall, Joe Bosze, Larry Clarkson, Barry Clarkson, Brad Hunt, and John Harris were in attendance in person. Lary Sims was absent. Others present in person were Phill and Rachel Hunt, Tammy Hunt, Brent Fulmer, Mariah Wheeler, Don Rey, Ed Stafford, Renee Hall and Candy Bosze were also in attendance. Vance Green, Kathy Gentry and the Fry's were also present by phone conference.

2. Presentation and Approval of Minutes. The Board Meeting Minutes for the May Meeting were prepared by Barry Clarkson and presented to the Board. A motion was made to approve the Minutes by Phil as presented and duly seconded by Barry. The motion passed by unanimous vote.

3. Financial Report. A financial report was provided by Joe Bosze including each account balance. Some discussion was had as to budget items such as Ranch HQ which are slightly over budget. The cost of the installation of the septic tank at the Garden Cabin was discussed as well as cookout and petting zoo budget items. May be losing money on the cookouts.

We are a little over budget due to unforeseen expenditures and we need to see if we can cut back in a few areas.

### 4. Office Report.

4.1 Financial Report. We have collected almost all assessments for the year (93%).

4.2 New Members. It was reported that we have several new members that joined the DSR family.

4.3 Foreclosures. We currently have 3 accounts in collections.

4.4 Insurance. We can save money by switching insurance carriers. A Motion was brought by Phil and seconded by Joe to use the less expensive insurance carrier and move our coverage from

\$100,000 to \$500,000 in coverage. The Motion passed unanimously.

4.5 Cleaning Fees. Mariah presented the fact that Members would prefer to pay the \$50 instead of cleaning the cabins. This is impossible to get done by the Caretakers. Therefore it was discussed that we raise the cleaning fee to \$100. A motion was made to raise the cleaning fee by Phil and seconded by Barry. The motion passed by the unanimous vote of the Board.

5. Caretaker Report. Rachel led discussion and update on the Ranch.

5.1 Two days of fixing fences.

5.2 Cabins up and running, but working on septic repair to Garden Cabin and other misc. repairs.

5.3 Barbara Button and girls that came to the Ranch for Girl's Camp did a great service project of painting picnic tables and staining the entryway arch.

5.4 Bathroom remodel is moving along with work being done in off hours.

5.5 Flower beds planted.

5.6 Fully stocked the Store and Store is profitable.

5.7 Practicing on grader and a discussion with Phil on airstrip.

5.8 Installed no fire signs in cabins.

5.10 Cook-outs up and running, but adjusting the food to be most cost effective.

6. Legal/Water.

6.1 Bylaws and Protective Covenants. Discussion of some additional changes to the draft of the Protective Covenants by the Board. A final draft to be completed once we have Member feedback.

- Brad still feels strongly about eliminating or limiting the use of the easements on each Lot to primary access.

- Is the term Declarant necessary? Proposed that we change to "Declarant as a Member"

- Assessment goes with the Lot and the new owner rather than staying with the old owner

- Change sign restrictions

6.2 Water. Tank painting and water hauling station improvements to be completed when the Caretakers have time.

7. Agriculture. Brad reported that we are still waiting for work on whether or not we will get grant money. In the meantime some fencing repairs have been completed.

8. Cabin Maintenance/Equipment/Facilities. Joe Bosze led a discussion on the repairs to the Garden Cabin septic system. Also need to vent refrigerator in Cabin 6 to an exterior wall.

9. Roads/Ranch Caretaker Relations. Phill and Rachel are doing a great job. Board members need to provide John with a list of tasks with a priority so that he can give some direction to the Caretakers.

Road work is ongoing. Discussion of work done by Roland Bean led by John Harris.

10. Adjournment. Meeting was adjourned. Next Meeting the Second Saturday of July (the

14<sup>th</sup>), 2018, at DSR HQ at 11:00 am.

11. Executive Session. An executive session was held.

12. Lunch provided by Phill and Rachel along with pot luck from attendees.

Dated: July 24, 2018.

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Barry E. Clarkson, Secretary