

DEER SPRINGS OWNERS ASSOCIATION (June 18, 2016)

The Minutes of the Board of Directors Meeting held:

Deer Springs Ranch Headquarters at 1:00 PM

Name	Position	Responsibility	Term	Present	Absent
Phil Hall	President	Legal, Manager Relations; Crawford	2016	X	
Robert Musko	Vice President	Fire Protection; Slide	2016		A
Jodi Akers	Treasurer	Finance, Legal, Water; Broad Hollow	2017	X	
Joe Bosze	Secretary	Equipment, Facilities, Cabins; Crawford	2017	X	
Jeff Michelsen	Director	Reservations, Web Communications; Slide	2017	X	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016	X	
John Harris	Director	Roads, Activities (Managers), Security, Safety; Lower Ranch, Meadow Canyon	2017	X	

1. **Call to Order:** Phil Hall called the meeting to order at 1:10 PM with Jeff Michelsen giving the prayer. Robert Musko was absent. Members present were: Brad and Tammy Hunt, Bob Allen, JoAnn Michelsen, Kathy Gentry, Brent Fulmer, Michael and JoAnn Stallone, Byron and Trisha Schimpp, Bob Headmon, Marc Rowley, Lonny Stewart, Rob Benson, Linda Alderman, Nancy and Paul Brayton, Sunshine Harris, Vance Green(T), and Candace Bosze.

2. A. **Minutes:** The minutes for May were reviewed. There was a correction made to show that the Water Systems for both the upper and lower ranch passed and were approved. Vance Green requested a change for the wording on the voting for passing the amended By Law #12.

***** Jeff Michelsen made a motion to accept the minutes with these two changes. Joe Bosze seconded it.

Unanimous Passed

B. **Follow up Assignments:** Phil Hall reviewed and discussed the items from the May meeting.

1. Joe Bosze indicated the locks for all the cabins are in and keys are being made. A date will be finalized for installation. There was discussion on a preliminary usage policy for the backhoe. The backhoe would be inspected by Paul Brayton on return of all equipment rented. Members could pay the ranch by hiring Paul Brayton for work to be done with the backhoe or for brush hogging; tips would be Paul's money. Working on a committee with John Harris, Brent Fulmer, Paul Brayton, and Leland Gentry, Joe will finalize the backhoe usage policy and have it ready for the July meeting.

***** Phil Hall made a motion to allow Paul Brayton to be hired for the ranch to do this work, if his time allows it. Joe Bosze seconded it.

Unanimous Passed

2. Jodi Akers presented a revised and updated Gravel Pit Policy. It remained a \$.50 charge per cubic yd for members and \$1.00 charge per cubic yd for nonmembers or if removed from DSR, totally not more than 100 cubic yds per year; all monies would be used as a reclamation fee. The ranch manager and Brent Fulmer are still the contacts for any removal and for payment. The use of the Grizzly would be \$50 for 4 hours and \$100 for 8 hours with a clause for repair and replacement.

***** Phil Hall made a motion to accept the new Gravel Pit Policy and have it posted to the website by Vance Green. It was seconded by Joe Bosze.

Unanimous Passed

3. Jeff Michelsen has been working on the Welcome Letter and it is looking good and inclusive. Maps were a good addition. He was asked to include more information concerning new owners as part of an association (HOA), voting, cabin usage, animals at the ranch and headquarters, vehicle stickers included for DSROA members, etc. Jeff Michelsen will have it ready for review at the July meeting.

4. Rob Brinkerhoff (bee keeper) emailed the board his proposal for placing 30 bee hives at DSROA; it was read to the members. He agreed to Association Lot 74 for placement and giving \$192.00 worth of honey to DSROA to put into the store. Rob Brinkerhoff also offered to train members on having bee hives. He is not seeking commercial ventures.

Lonny Stewart (bee keeper of Honey Creek)) was present to submit a proposal for placing bees at DSROA for 2016. He offered a case of twelve one pound jars of honey for the store. He was at the ranch in 2015 without Board knowledge or approval; Lonny Stewart moved his bees May 15th off the ranch. There is major concern from his previous business practices (numbers of hives) and noncompliance for traveling the roads in muddy and rainy conditions. He addressed the earlier concerns of noncompliance. A location for placement of bees has not been determined. He is not seeking commercial ventures.

It was suggested that both bee keepers speak to each other to make sure that this joint positioning of bee hives would work and not be a nuisance in any way to the members. This would be for a trial of 1 year with bees brought in April or May and be removed in October or November. Leland Gentry will contact the bee keepers and coordinate a plan for the July meeting. He will also work to find a place for the second bee hives.

***** Phil Hall made a motion to follow through with having the bees at the ranch after Leland Gentry coordinates with the bee keepers and Paul Brayton checks for their placement. Jodi Akers seconded it.

5 YES (Phil Hall, Jodi Akers, Jeff Michelsen, Leland Gentry, John Harris), 1 NO (Joe Bosze) Passed

5. Phil Hall has asked for further discussion on the fencing before a letter is written. There was much discussion on the responsibility of fixing and maintaining the fence line as it has been stated that it has been in disrepair from the beginning (Brad Hunt). Jodi Akers had asked Ben Clarkson (while serving on the Board and over fencing) if the fences discussed in the Hunt contract were completed and Ben Clarkson stated that they were done. Podunk area members have complained about the cattle on their lots and not being fenced out. The cattle must be kept off BLM lands and property borders.

a. Leland Gentry asked if the amount of money the ranch receives for having cattle at DSR is worth it and if we show a profit after work is done for fencing by Paul Brayton. There was discussion.

b. Phil Hall stated that the cattle are more than a financial issue but also an aesthetic value to the ranch. He suggested a conversation with the Hunt family to seek clarification on maintenance and assistance for fencing repair. There was discussion on DSR's responsibility for a working fence before the Hunt's cattle were brought to DSR. Paul Brayton and Hamlin have worked the fences above Lot #1.

c. Brad Hunt indicated that cattle from Brinkerhoff and Val Cram were also crossing into unapproved areas. He also stated that his AUM number never runs at the top number allowed.

d. JoAnn Michelsen remarked that the areas that once had usable grass for feeding cattle has changed remarkably from years ago.

*****Phil Hall made a motion to first get an outside bid for the job for DSR to repair the fence line from the barbed wire and T Posts. We would then negotiate with Brinkerhoff for his responsibility for payment. Jodi Akers seconded it.

Unanimous Passed

6. The corrected Rules and Regulations were sent to the Board by Barry Clarkson and reviewed. There are still discrepancies concerning water usage 1.12 (reword from the bylaws), Gravel Pit Policy, and #11 concerning members having cattle (conflict with PC and Rs and rules and bylaws). Vance Green had the areas in question available to the Board (PC and Rs, Bylaws, Rules and Regulations). We will ask Barry Clarkson about these points. They are not ready for posting to the webpage.

7. Paul Brayton is working on the Wingate letter for do's and don'ts. Paul Brayton will email the letter to the Board and have it ready for the next meeting in June.

8. The wrangler's program introduced by Brad and Tammy Hunt was discussed but not finalized. There is concern about DSR's conservative insurance policy. If we show that there are commercial horseback rides offered, the insurance company would drop us from our coverage. Our premium is \$6,700 per year. The Hunts provided a copy of their insurance for the wrangler's program. We would require insurance that would indemnify DSROA from any claims and be additionally insured. The Board would be held liable and not be protected. Vance Green stated that past rides had begun and ended on Grand Staircase Monument (Ole Lindgren); this removed liability but also required a forest or BLM permit to operate. The Hunts do not have this.

***** Phil Hall asked how many of the Board would like to have horse rides. Leland Gentry said he would agree to a straw poll. (This was a straw poll.)

5 YES (Phil Hall, Jodi Akers, John Harris, Leland Gentry, Jeff Michelsen), 1 NO (Joe Bosze)

3. **Ranch Report:** Paul and Nancy addressed the task of working on the cabins; they have completed unfinished projects (floor in Cabin 2, painting walls and repairing ceiling in Garden Cabin), carpets cleaned in the Garden Cabin and the pipeline was buried. Paul Brayton will continue to paint inside the cabins and start the deck painting.

A. Cabin 3 has a new stairway and decking around the cabin. The backhoe was used to dig out around Cabin 3. A rain gutter will be put in to prevent further damage to the stairway and cabin. The wood will

be treated with Thompson's Water Seal. A roll of moisture plastic (approx \$300) is recommended by John Harris to reduce damages to cabins and before concrete wallboard is installed at cabins 2 & 3.

B. Red rock has been ordered to place in the dirt areas around the entrances to the upper cabins.

C. Paul Brayton is logging hours and maintenance done daily for the equipment. It was requested to have a separate log book for each piece of equipment. Log books will also be available for the managers' work on the cabins and roads.

D. Bear Springs will require 2 days to dig out both sides for drainage to Red Reservoir. Jo Bosze and Jodi Akers (and other water committee members) stated that during a previous water committee inspection (April 2015), it had been determined to let the drainage go back to how it was originally, to save on cost and time for further repair. Further review is needed.

E. Kane County has sprayed noxious weeds (thistle) for a yearly charge of \$75 to the ranch, but more spraying is required. Seeds can germinate for over 70 years. Paul Brayton will contact them to continue, but he has also sprayed numerous times. For a fee, individual Lot owners could also have their properties sprayed by contacting Karl Gurr.

F. The gravel pit needs to have the incline reduced from the top of the cliff with a bulldozer so material can again be reclaimed and screened. It is a hazard currently. John Harris will contact Larry Clarkson for this project.

G. Mattresses (35) from Holiday Express are possibly going to be available in July. Jeff Michelsen may have a place to store them before they can all be brought up. A suggestion was to save on renting a storage unit but rent a closed in truck for transportation instead. This will be decided when a date gets closer. Joe Bosze is coordinating this project.

4. **Financial Report:** Jodi Akers and Linda Alderman have been working to get the new computer updated with all ranch information. The Profit and Loss Report can be ready for the July meeting.

Financials show: \$61,000 Checking Account (83% of assessments have been received); \$1500 Manager's Account; \$2400 Savings Account.

There will be a summary for the Pay for Play at the Annual Meeting.

5. **Web Development and Communications:** (Also covered Rules and Regulations on #6 Follow up Assignments)

A. Jeff Michelsen spoke to the County Planning and Zoning Committee regarding a septic tank for an RV dump station. This could cost around \$5-7000, but we then would need RV pads. The July Newsletter should include a place for members' input for this type of project. (Garden cabin has a separate septic from comfort station.)

B. The hotel reservation system, servoy.com, is a possible way for DSROA to make reservations. They have a 14day trial if we are interested. Jeff will work with Linda to see if it can be possible. It was tabled until they can look at it together.

C. Workamper.com offers workers to help and could possibly be used at DSR. Other groups that have used them are: BLM, Forest Service, Bryce, and Yosemite. Workers provide their own living quarters and work for free with no stipends or out of pocket expenses for 32 hours per week. There are given a list of duties and are managed by the current managers. Discussion was ongoing on how this might work at DSR. There would be

specific duties and requirements before we could do this. There is no contract or insurance require; they could be released at any time. Jeff Michelsen will investigate this and look for a couple that would meet our needs.

6. **Legal**: Phil Hall covered the legal for the Hunts' Wrangling Program on #8 Follow up Assignments.

The way our insurance coverage is written for DSR, any person serving on the board would be liable for any and all board decisions and not protected personally. Presently, there is a yearly charge (\$300) for insurance coverage for Board members for liability. A stand alone policy (increased by \$600) would cover and protect board members on board decisions made today and in the future. Total Ranch Insurance would be \$7300.

*****Jodi Akers made a motion to increase the Board's liability protection from an embedded policy (currently \$300 per year) to a standalone policy (approximately \$900 per year). Phil Hall seconded it.

Unanimous Passed

7. **Fire Protection**: Robert Musko was absent. The fire truck is going to be filled up and left at headquarters during the fire season. Brent Fulmer will call Tammy Leavitt concerning possible fire hoses for our truck. It was suggested that we build a box and have a fire hose connection on the upper cabin area (2 1/2").

The July Newsletter should have an article concerning contributions for more fire hoses for the ranch. It should also report from the Forest Rangers and BLM on the Fuels Reduction Project. Vance Green will repost this information to the website. Leland Gentry also has information from the dedicated hunters to create a fire break.

8. **Equipment and Cabin Maintenance**: Joe Bosze covered this in #1 Follow up Assignments.

9. **Roads, Ranch Activities, Security, and Public Safety**: John Harris reported on problems with Kane County and the MOU agreement for Meadow Canyon and the Pink Cliffs Loop Road.

A. Traffic has increased on Meadow Canyon Road since it was opened to the public in 2014. The trial agreement was for 3 years and will be up on August 2017. DSR must respond before this date or it will be harder to resend. A list of grievances should be ready for the next commission meeting in August 2016 to be presented. Put this Kane County Commissioners Meeting on the next July meeting agenda.

1. Excessive speed of vehicles on this Meadow Canyon Road including trucks, cars, and ATVs.
2. Noncompliance with travel on roads during wet conditions (rain and snow).
3. Maintenance of Meadow Canyon Road twice a year. (Drop a blade.) (The right side of Pink Loop Road was only graded once during the 2 years.)
4. Trash on sides of the road.

B. The board is suggesting a traffic count/study to be presented for review. Bob Allen will coordinate this. Phil Hall will also request a log from the County to show times they have put effort into maintaining the roads. He will dictate a letter to Linda Alderman.

C. Some negotiating points when we meet with the Commissioners in August: liability for accidents and who is responsible, drop off gravel periodically as well as grading the road, and more 25 mph signs added for speed along the road.

D. Trisha Schimpp stated that It appears DSR should have been grandfathered in with the Pink Cliff Loop Road due to previous access and that the County would still require an emergency access using this road. They have a liability and we should not have this road be a required access to the public.

E. There was an accident incident report by an individual. It is suggested to have flags on chains that are put across members' lots.

G. The General Liability Form is being sent out when any reservation is made at the DSR. It is to be collected by the Ranch Managers (Nancy and Paul Brayton). If it is not completed with all the names of people in the party or even turned in, the Ranch Managers should have copies available and should be completed before keys are given out for the reservations. These forms are saved and kept in a secure place. The July Newsletter should reiterate this need for the form completed and given to the Ranch Managers.

H. The Old Burn Road (part of the ingress and egress for the Crawford Area) has been one of the roads requiring immediate attention for repair by the addition of gravel (on top priority list for 2015 but not done). A bid for \$1200 to do this fix was presented @ a distance of 1100 feet, 10Ft wide and gravel placed 4" deep. Joe Bosze will pay for ½ the cost (\$600) if the ranch will cover the other \$600 for the ranch road repair.

***** John Harris made a motion to share the cost of \$600 with a member to gravel the section of road described above. Jodi Akers seconded it.

5 Yes (Phil Hall, Jodi Akers, John Harris, Jeff Michelsen, Leland Gentry), 1 Abstain (Joe Bosze)

10. **Agriculture and Wildlife:** Leland Gentry covered fence repair # 5, trail rides & concerns # 8 in Follow up Assignments, and Thistle Control in the Ranch Manager's Report.

There is major concern with the trash still evident in the Podunk area. Real Estate deals have been lost due to the lack of cleanup by the Lot owners. In 2014 the Lot owners were written a letter demanding a cleanup of their lot due to the nuisance to other homeowners; they were also spoken to by the President at that time. Trailers were knocked down, but there was no removal of debris. It continues to be an eyesore.

*****A motion was made by Phil Hall to check with a commercial cleanup firm in Kanab to have the area taken care of. The Lot owners will be contacted of this cost and they will have 30 days to respond as to their immediate response for action (according to our bylaws and a lien on the property for the cost of trash removal). Jodi Akers seconded it.

Unanimous **Passed**

The meeting was adjourned at 5:43 PM.

The next meeting will be July 9th at 1 PM at Deer Springs Ranch Headquarters.

Next Proposed Meeting Dates:

August 20th

September 10th (Annual Meeting)

Assignments to follow up:

1. Joe Bosze: Committee for Backhoe Usage Policy.
2. Jeff Michelsen: Welcome Letter; Work camper candidates.
3. Leland Gentry: Bee Keepers; Fence line reviewed with Paul Brayton and Brad Hunt.
4. Paul Brayton: Wingate Wilderness Therapy Groups letter.
5. John Harris: Gravel Pit Reclamation – contact Larry Clarkson.
6. Bob Allen: Traffic Count/ Study.
7. Phil Hall: Letter to Kane County concerning logs for maintenance of roads for MOU.
8. Jodi Akers: Insurance Policy for Ranch and Horseback Riding; DSR shirts.
9. Brent Fulmer: Contact Tammy Leavitt about fire hose.
10. MOU and Kane County Commissioners Meeting in August (on agenda).
11. Commercial cleanup in Podunk.
11. **Newsletter for July:** include a place for members' input on RV Dump and RV pads, have an article concerning contributions for more fire hoses for the ranch, report from the Forest Rangers and BLM on the Fuels Reduction Project, information from the dedicated hunters to create a fire break; thistle spray available to members by calling Karl Gurr, MOU discussion, if they want wranglers and horseback riding, the General Liability Form - If it is not completed with all the names of people in the party or even turned in, the Ranch Managers should have copies available and should be completed before keys are given out for the reservations, Nominations for 2016 Board, Annual Meeting Auction.

New hats at the ranch store; Jodi- new shirts??

Special thanks for DSR signs being fixed and new roads signs erected.

