

**Minutes of the DSROA Board Meeting held June 18, 2022 10:00 am.**

**1. Welcome – Mike McNichols, Board President**

i. Prayer

ii. Silent Roll Call was performed by Jennifer Schaerer for Zoom attendees. A verbal roll call was also performed for those in attendance at the Ranch. Members present (including via zoom or phone):

1. Mike McNichols (270)
2. Jennifer Schaerer (038, 039)
3. Kurt Jacobsen (90)
4. Joe Bosze (107)
5. Cindi Olson (017)
6. Kathy Pierce (23,24)
7. Larry Clarkson (76)
8. John Harris (163)
9. Bruce McQueen (101)
10. Jeff and Tina Collins (121)
11. Kevin & Cyndi Pool (64)
12. Brian & Cathy Castle (130)
13. Mae Woolsey (220)
14. Vance Green (155/156)
15. Brent Fullmer (117)
16. Mike and Teresa Jordison (67)
17. Dave Ritter (129/288/289)
18. Dan Wirt (28-33,40-43)
19. Jeff Michelsen (113)
20. Candy Bosze (107)
21. Byron Averett (3)
22. John Reid (18)
23. Scott Koller (015)

Mike informed all that the meeting is being recorded. Zoom participation guidelines for transcription; please come to the microphone and state name when speaking so the transcription will include identification.

**2. Presentation and approval March meeting minutes – Cindi Olson**

A motion to approve the minutes for the May 14, 2022 meeting was made by Cindi Olson, seconded by Larry Clarkson and the minutes were approved unanimously.

**3. Treasurer Report – Joe Bosze**

Joe was unable to access the bank records, Jennifer provided this information for inclusion in the minutes: \$128,893.74 in checking acct, \$61,249.49 in savings, and \$4273.91 in special savings

95.5% of member dues has been collected so far. We are under budget in most categories so we are in good shape.

#### **4. Office Report – Jennifer Schaerer**

1. Water Hauling: We have 20 current agreements for 2022. Reminded members to update their water hauling contracts.
2. New Members: Six new members since the last meeting. So far in June we have four new members with one pending that will probably close by end of the month.
3. Assessments: We have three that are two years unpaid, nine that are overdue for 2022 which is not out of the norm.
4. We had an unplanned migration of our email server which affected the ability to invoice and do cabin reservations and other tasks. Requested patience from members while the fix is being performed and contact lists recovered.
5. Cabin extensions must go through Jennifer since Cindi and Kurt don't have access to the reservation system. Prefer 48 hr notice since there is a lot of paperwork involved as well as a fee for extensions. Friendly reminder, cabin checkout time is 10 am.
6. DocuSign is now in place for getting minutes signed electronically as well as water hauling contracts, reservation acknowledgments, and waivers. It is a much more user friendly system and provides a repository for those documents.
7. Production company will be on DSR to film from Sept. 11 through October 8. They will be renting all cabins at \$145/cabin/night except Cabin 1 and Cabin 7. It will generate about \$32,000 in revenue which is double the normal budget. They will provide a production plan by mid-August which should include shooting locations in backcountry. They will have a geotag map to know where they can and cannot go. They will be provided with the Fire Restriction document and expected to abide by it. A member asked about their use of the ponds and had a concern of them overfishing the ponds. Jennifer noted their schedule will likely be too tight to fish, but that she would be sure to discuss it with them. A question regarding cabin reservations needing to be made within the month requested. Jennifer indicated she did not know of any such restrictions but would look into it.
8. Tina Collins asked about the lock on the J-station; would it be re-installed? General discussion proved most members present were in favor of locking it up.

#### **5. Property Management Report – Jacobsen Management, LLC**

(Kurt was away from the meeting during his report so Cindi provided this information)

Kurt has brought in Ducklings. We have chicks, piglets, and ducklings.

J-station is operational. All cabins are open. Cabin 4 is mostly done and is being rented, all that is left is some trim and the kitchen cabinets which Scott Koller will be working on this weekend.

Additional Discussions: Candy Bosze asked about the fire mitigation near Vance's lot which is needed due to the Spike treatment that was performed earlier. Larry mentioned that he had attempted to knock down the dead brush with a bulldozer but that most of it had sprung back up. Further action would only increase the fire danger. However, if Vance felt it was necessary, he would mow it while a water truck was standing by ready for fire suppression if needed. A fire break could be created but that would only create a "racetrack" for ATVers and draw more human activity which would increase the fire danger.

Jeff Collins asked if he could do his own brush hogging in Broad Hollow, Larry gave him the green light but recommended he have fire suppression tools handy such as a sprayer backpack or water truck.

Candy Bosze commented that she would like for the additional cabin income from the Production Co. to be put toward cabin renovations instead of us relying on volunteers. Kevin Pool discussed the logistical challenges of cabin renovations since the snow comes so soon after the rental season ends. John Harris suggested shutting down the cabins one at a time until renovations are complete. Also mentioned Matthew Cox as a possible contractor. Tina Collins stated that she and Jeff are willing and able to work on the cabins as well.

**6. Brief report of area of responsibility, by each Board Member**

- a. Mike McNichols  
Nothing further.

- b. Kurt Jacobsen  
(The earlier discussion about using excess income from cabins to renovate cabins was revisited for Kurt's benefit since he was not present.) Kurt's comment was that it is not always a matter of money but of time and having the needed supplies, equipment, and other resources.

- c. Cindi Olson

The garden has been started we've planted peppers, tomatoes, watermelon, cantaloupe, pumpkins, cucumbers, peas, squash, some herbs, spinach, and lettuces. Everyone is welcome to partake once it yields fruits and veggies. It takes a lot to get a garden going so please come down and volunteer some time in the garden watering, weeding, planting.

We currently have one workcamper Pat, who is amazing. New workcamper arriving July

1. Please let anyone with an RV know about the workcamping opportunity.

- d. Joe Bozse  
Reported that Cabin 4 is almost complete.  
Joe discussed a product, Thermoil battery desulfater to revive batteries on the solar trailers and elsewhere.

- e. John Harris  
Commended Larry for all the work he has done on the roads. Said that he has done a great job and the price has been reasonable. A question came up about the bypass road to avoid the gravel pit. Larry stated that it is a fairly major project, it is not a one day job but something that will continue to be worked on in order to keep people safe in that area. Signage project is still ongoing as well. Some discussion of accidents, near accidents, and reminders to the membership to please drive slower and more carefully.

f. Kathy Pierce

Gravel screening and hauling that had been scheduled had to be postponed since the driver for hauling the gravel contracted COVID and has passed away. When it can be scheduled again, it will be posted on Facebook.

Lower cabins are all good. Kathy asked Larry if he had any more information about the S curve in Podunk on the Brinkerhoff property that is washing out. Larry agreed it needed to be done and that he would coordinate with the property owners, Kurt, and John to make the needed improvements.

g. Larry Clarkson

Finished a clean up project on the ponds, trying to clean out willows and brush, it looks pretty good. We need to find a way to keep the cows out as they have learned to jump the cattle guards or walk across them. He is working with Kevin Ballard on ways to make the cattle guards more formidable without them becoming more dangerous for the cattle. Mark Cram, an old timer on the ranch passed away. Larry had a conversation with Mark's brother, Kevin reminiscing about growing up on the ranch hiking, camping, and doing stupid kid things. If anyone knows the family, you will likely be notified of any memorial or service out in Podunk. Some discussion of being a good neighbor, a do-er not a complainer, and taking care of the ranch in small ways and learn from each other so that more families will create wonderful memories of being on the ranch.

Additional Discussion items:

Candy asked if the July 9 Town Hall meeting has been promoted. Mike discussed the plan that we will have the Board Meeting, then break for BBQ potluck lunch (Kurt will provide the BBQ'd meat, everyone else should bring a side dish or dessert). Then there will be a Q&A for members to share information/tips on water, power, solar, septic, internet, building on properties, etc. Slash pile discussion resulted in a suggestion that the current slash pile be cleaned up and burned the next time it is safe to do so. Also, it was proposed that an area for members to bring their limbing and trimming slash to a specific location on the ranch and have the burning managed by Kane Co. Larry has agreed to create a committee with Brian Castle who suggested it as a member.

Brent mentioned that the Ranch house solar usage has been high lately, Cindi informed him that when the cabins are full (as they are this month) the washer and dryer run a lot.

2. **7. Adjournment**

- a. Next Board Meeting: July 9, 2022, 10 am at the Ranch to be followed by Town Hall 30 minutes after Board Meeting ends.

DocuSigned by:

*Cindi Olson*

7/10/2022

Submitted by: Cindi Olson, Secretary July 4, 2022

Cc: Jennifer Schaerer, all board members.

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