

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood	ATTENDANCE
Michael McNichols	President	Agriculture, Communications, Legal, Water Chair	Lower Ranch	PRESENT
Kurt Jacobsen	Vice-President	Agriculture Chair, Headquarters, Cabin Renovations, Fuel, Recreation	Crawford East	PRESENT
Kathy Pierce	Secretary	Agriculture, Cabins (lower), Water	Johnnie Brown	BY PHONE
Joe Bosze	Treasurer	Cabins (upper), Equipment Maintenance	Crawford West	PRESENT
John Harris		Fire Protection, Public Safety, Roads	Meadow Cyn / Pipeline	NOT PRESENT
Cindi Olson		Cabin Renovations, Recreation, Volunteers	Lower Slide	PRESENT
Larry Clarkson		Equipment Operations, Wildlife	Upper Slide	PRESENT

DSROA Board of Directors Meeting

Saturday, July 10, 2021 – via in person meeting at Ranch Headquarters

An executive session was held prior to this meeting

1. Welcome/Prayer/Roll Call

- The Board and Members were welcomed by Association President, Michael McNichols who also offered the prayer.
- Michael McNichols acknowledged and apologized for confusion about meeting date/time. Clarified that the second Saturday at 10:00 am will be the default meeting date/time moving forward.
- Roll call was conducted:
 - The following Board Members were present in person: see above
 - Lot owners present in person: Byron Averette (Lot 3), Candy Bosze (Lot 107), Kevin and Cyndi Pool (Lot 64), May Woolsey (Lot 220), Jeff & Tina Collins (Lot 121), Brent Fullmer (Lot 117), Dale Clarkson (164), Jeff Michelson (Lot 113), Taniesha Spoor (Lot 293), Dan Wirt (Lot 28), John Reid (Lot 18) and others who came later in the meeting and were not accounted for.
 - Lot owners present by teleconference: Due to a late connection by phone, not all participants by teleconference were noted. Those present were: Vance Green (Lot 155/156), Sally Eisen-Miller (Lot ?)

2. Presentation and Approval of Minutes – Michael McNichols for Kathy Pierce

The Board Meeting Minutes from the June 2021 meeting were prepared and presented to the Board by email prior to the meeting. After no changes were brought to discussion, Mike McNichols motion to accept the minutes and it was seconded by Kurt Jacobsen. They were accepted unanimously.

2. Treasurer Report – Joe Bosze, Board Treasurer

95% of association dues have been received;
The checking account balance is at \$119,251; savings account \$61,190; 2nd savings account \$4,270
84% of anticipated income has been collected. Grazing contract and deer contract not yet collected.

2. Office Report – Mariah Wheeler, Office Administrator

Due to the absence of the Office Administrator, this scheduled report was not provided.
Items mentioned during this time were:

Board Member nominations due by July 16, Mariah's contact info was provided.

We have 19 new members

Annual Meeting date is Sept 7, 2021 at HQ – mailing with ballots to be sent out mid- August.

2. Property Management Report - Kurt Jacobsen, Property Manager

Several projects currently underway and other issues discussed were discussed:

- Watering to regenerate grass
- Cabin 6 nearly completed (being rented out at this time)
- Visiting kids enjoying petting zoo

All ranch trucks currently out of service – Mike McNichols indicated the board will come up with a plan and budget so we can be looking for replacements.

Upgrades to HQ entrance discussing including cattle guard. Jeff and Tina Collins offered long logs for new gate, John Reid offered to transport them to HQ.

Fencing around HQ is complete.

3. Follow up regarding June agenda discussion items:

1. Mike McNichols informed members there will be a mailing regarding a vote whether to amend by-laws or CC&Rs to allow or prohibit commercial rentals on member lots. Discussion followed.
2. Review of solar project for lower cabins. Larry is bidding on a pre-fab building to cover electronics/connections. Any price below \$2500 will be a savings. Brent will wait until auction results are known before proceeding. Joe Bosze recommended concrete barriers be erected to prevent damage to building once it is erected.

4. Cattle Grazing during drought conditions & cattle grates and gates

1. Issue of domestic cattle on ranch recently has been resolved.
2. Doug Hunt Cattle Co is responsible to provide feed for cattle when grazing is poor – which is currently the case due to drought

Dale Clarkson requested and was given time to present information regarding “Phase 2” of DSR plan.

Afterward, Mike McNichols requested he provide information regarding Phase 2 to the board as it is the first anyone has heard of it.

5. Brief report of area of responsibility, by each Board Member

1. Michael McNichols –
 1. Brought up idea of DSR Fire Brigade. Much discussion occurred.
 1. Brent Fullmer advised best use of member time during fire season would be trimming, limbing, and cleaning up debris on lots, especially around structures.
 2. Larry Clarkson pointed out that the best thing a member can do is first to perform limbing, trimming, clearing and cleaning lot but once fire erupts, just get out.
 3. Brent is working on getting fire truck operational, will be replacing pump with one of his.
 4. Having water on the member lots will be beneficial only if we standardize the connections in order for firetruck to access it.
 5. First thing to do when fire breaks out is call Fire Dept at (435) 865-4611 then leave the area.
 6. Kurt Jacobsen will follow up with Chris Nielson and Norris Church who have large chipper to help members deal with slash piles.
 7. Larry recommended pushing slash pile wood/debris into washes to prevent erosion.
2. Kurt Jacobsen – Nothing further.
3. Kathy Pierce – Nothing further.
4. Joe Bosze –
 1. New Screen doors have been installed on Cabin #3 & 4
 2. Jeff & Tina Collins have been hired to install mouse-proofing on Cabin 4.
5. John Harris – Not present, Joe Bosze reported in his stead:
 1. Regarding the excessive speed and road safety complaints that have been received; If roads are widened or paved, speeds will simply increase. Additional signage such as additional posted speed limits, blind curves, slow down, etc. will likely be more effective.
 2. Some road work needs to be planned and performed, Joe stated that John does have a plan for this.
 3. Dale Clarkson offered to use some of donated funds from a previous year to add turnouts for emergencies/passing.
6. Cindi Olson –

1. Starting Member Volunteer Program
 1. Planning community projects to improve lots when members need assistance
 2. Performing work on the Ranch/HQ
 3. Will have interface on new website being built
 4. Thanked Jeff and Tina Collins, Brent Fullmer, Joanne Scherer, Bob Headman, Joe and Candy Bosze for their help on Cabin 6.
2. Workcamper Volunteers program doing well, especially for first season
3. Recreation topics included
 1. Some canoe repair was done by Dave Turley, still needs life vests and paddles but would prefer there be a shed for storage that has member access. He will paint "DSR Property – Use at your own risk"
 2. Porta-potty for ponds was discussed
 3. Thanked Joe Bosze for recent work on dock.
7. Larry Clarkson –
 1. Discussed Kurt, Brent, Joe and others reworked water vault PRV – new 2" bypass and correcting 4" original PRV. Water issues are now solved.
 2. RV pads up and functional
8. Member Questions –
 1. Candy Bosze brought up 2 issues for new website
 1. Maintenance list/log book for cabins
 2. Updated pictures of cabins
 2. Candy Bosze requested that Fire information be placed front and center in the next newsletter and that we put Chris Nielson's contact info regarding his help with slash piles as part of that.

9. **Adjournment.** The meeting was adjourned by Michael McNichols. Next Meeting: Saturday, August 14 at 10:00am at Ranch Headquarters.

DocuSigned by:

Kathy Pierce

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Cindi Olson for Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw