

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood	ATTENDANCE
Barry Clarkson	President	Communications, Fuel, Legal, Water	Upper Slide	PRESENT
Kurt Jacobsen	Vice -President	Headquarters, Cabin Renovations, Recreation	Crawford East	PRESENT
Joe Bosze	Treasurer	Cabins (upper), Equipment Maintenance	Crawford West	PRESENT
Kathy Pierce	Secretary	Cabins (lower), Reservations,	Johnnie Brown	PRESENT
John Harris		Fire Protection, Public Safety, Security, Roads	Meadow Cyn, Pipeline	PRESENT
Brad Hunt		Agriculture, FB, Web Dev, Cabin Renovations	Lower Ranch	ABSENT
Larry Clarkson		Equipment Operations, Fishing Ponds, Wildlife	Lower Slide	PRESENT

DSROA Board of Directors Meeting Saturday, July 11, 2020 – DSR Headquarters

An executive session was held prior to this meeting

1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed by Association President, Barry Clarkson. A prayer was offered by Barry Clarkson.
- 1.2. Roll call was conducted:
 - The following Board Members were present: Barry Clarkson, Larry Clarkson, Kurt Jacobsen, John Harris, Joe Bosze, Kathy Pierce (joined later due to flat tire).
 - Others present: Dale Clarkson (Lot 164), Jeff & Tina Collins (Lot 121), Byron Averett (Lot 3), Brent Fullmer (Lot 117), Cindi Olsen (Lot 17), Candy Bosze (107), May Woolsey (Lot 220), John Reid (Lot 18), Brad Pierce (Lot 144), Kurt Jacobsen (Property Manager), and Mariah Wheeler (Office Administrator), Anson Clarkson.
 - Others present by teleconference: Vance Green (Lot 155, 156), Jill Green (Lot 180), Rene (woods) Van Arsdale (19 & 59)
 - Board Member(s) not present: Brad Hunt

2. Presentation and Approval of Minutes –

- 2.1. Mariah Wheeler presented the Board Meeting Minutes from the June 2020 meeting were prepared and presented to the Board by email prior to the meeting. No changes were submitted by the Board. Larry Clarkson motioned to accept the minutes. Kurt Jacobsen seconded. The motion passed unanimously.

3. Treasurer Report – Joe Bosze, Board Treasurer

- 3.1. Bank account balances reported as follows: Operating Account balance \$102,344 and \$59,083 in savings, with the special savings account at \$4,263.00.
- 3.2. Association dues received is reported at 95% for 2020.
- 3.3. Current Cabin Reservation income is reported at 69% of budget, near 10% higher than last year at this time.
- 3.4. Q&A –
 - 3.4.1. Larry Clarkson inquired as to what the second special savings account was. Joe Bosze clarified it is a savings account set aside for potential use as a retirement benefit for employees that may stay long enough to receive it. Barry Clarkson noted that because the structure of the ranch has changed, the account may be restructured in the future as well.
 - 3.4.2. Larry Clarkson inquired regarding the collections accounts which 4 of 5 are collected, with the 4th on a payment plan per Mariah Wheeler/Clarkson & Associates. Larry Clarkson inquired if these final collections proceedings would complete the past due assessments for 2019 & 2020. Barry Clarkson affirmed the collections purpose is to collect all amounts to bring the lot current.
- 3.5. Assessments Discussion – Barry Clarkson opened a brief discussion with the membership regarding the raising of the assessments from the current amount of \$475 to \$500. Barry Clarkson will be providing a financial breakdown and reasoning for the rate increase, but among the items he will be including is the reasoning that the assessments haven't been raised for many years and even so, the ranch has continued to see increase in the costs of supplies, insurance, etc. Barry Clarkson also acknowledged that several members have donated good and services to the ranch, because the ranch cannot sustain itself on the current income. Such acknowledgements were directed towards: Brent Fullmer, Dale Clarkson, Joe & Candy Bosze and others. Further with an increase of members living on and using the ranch, foundational needs are increasing as well which brings great expense. Kurt Jacobsen summarized that a raise in assessments of \$25/lot would add an additional, estimated \$7,000 a year to the budget – not an absorbent amount, but also an amount that is functional. Barry Clarkson also noted that the intent is not to hold a cache of money in the bank, but to be able to use the funds for

current needs and improvements. Further, the intent is to create a working budget that is built on money in hand rather than supposed money. A discussion was held and members in attendance responded with questions and arguments for or against. Some of the comments included a note that the Safety Inspections of the cabins noted a replacement of all water heaters in all 10 cabins, solar could be added to more cabins, more residents on the ranch causes an increase of water hauling members. Barry Clarkson assigned the Board and invited members, to provide input for the reasoning of raising the assessments, what the raised assessments would do to help the ranch and an incremental option for further growth. It was noted that this item will not be voted upon in the annual election, but that at the annual meeting, a discussion regarding it will be held, with a straw pole of input. Ultimately the Board has the right and responsibility to make the decision, but appreciates having member input.

4. **Office Report** – Mariah Wheeler

4.1. Nothing further at this time.

5. **Property Manager Report** – Kurt Jacobsen, Jacobsen Management, LLC

5.1. **July 4th Events** – Kurt Jacobsen reported that the July 3rd potluck dinner was well attended with 40+ people in attendance and a good cloud burst. July 4th luncheon was well attended followed by a scavenger hunt that was entertaining and a fishing derby where members earned trophies and prizes. A young girl took home 3 trophies and while the adult derby enjoyed fishing, it was Gary Christensen who pulled in a 2.5 lb trout to win the competition for biggest fish. Many members were not able to attend, but encouraged the ranch to continue this tradition.

5.2. **Water Station** – Kurt Jacobsen reported that the water station is up and running. He compared the previous filling time of 35 minutes in the water truck he hauls water to cattle with a hose as opposed to the new system which provides a full tank in 7 minutes. Brent Fullmer and Larry Clarkson were thanked for their help and a short discussion was held on how to safely stow away the water arm once your water hauling is complete, to ensure safety in the driveway. Further, the water station will be painted brightly to catch attention as another safety precaution.

5.3. **Corral area** – Kurt Jacobsen reported that behind the carport of the ranch, the entire area has been cleared and cleaned up and is a new slate to be improved. Corral development will continue.

5.4. **Google Docs** – Kurt Jacobsen will be training the board on the use of the google docs feature he has set up for the Board Members to better track and report their financial spending. Currently Kurt Jacobsen receives all receipts, enters them into his tracking sheet and provides them to Mariah Wheeler who processes them and compares data to ensure accuracy of accounting.

5.5. **Garden** – Kurt Jacobsen reported that unfortunately, the garden has frozen 3 times, including the latest freeze on June 29. Once the ground temperature reaches 70 degrees F, the crops will start to take off and he will plant some 30 day crops.

5.6. **Orchard** – Kurt Jacobsen reported the orchard is flourishing.

5.7. **Fuel Tank** – Kurt Jacobsen noted that the fuel tank will be the next big project on the list.

5.8. **Comment period** – Dale Clarkson thanked Kurt Jacobsen for doing a “wonderful job” and for the telephone communication he is able to have with ranch headquarters. Candy Bosze thanked Kurt Jacobsen for the festivities and food and for handling the ranch in a very professional manner.

6. **Update on Airport Improvement** – Larry Clarkson

6.1. Larry Clarkson reported that while the meeting was being held, the airstip was being developed with several pieces of equipment assisting – water truck, mower, roller, and grader. It was discovered that 6 old tie downs had been mowed over and ruined because of it in what must have been an airplane parking area. A rock liner will be placed to alert the future mower of those tie downs. The project should be finished by the end of the weekend. Larry Clarkson reminded those present that driving on the airstrip is not allowed. Mariah Wheeler will add the note to the newsletter.

6.2. **Questions & Answers** –

6.2.1. Tina Collins inquired regarding fencing the strip. Larry Clarkson noted that an eventual fencing will most likely happen, but not until 3-5 years from now.

7. **Annual Meeting Discussion** – Mariah Wheeler

7.1. Mariah Wheeler highlighted that currently, nominations are being received for Board candidates and reminded the membership that the deadline to submit candidate names is July 15. Candidates can then choose to accept up until July 30th. A newsletter was requested from the Board to be inserted into the member mailing for the annual meeting.

7.2. Further items needing to be arranged is in regard to activities, grounds maintenance, food and auction. Candy Bosze requested that the auction items be included in the mailing for the annual meeting and suggested a collection start now.

8. **Brief report of area of responsibility, by each Board Member** – *(also included the call for budget cuts from each area)*

8.1. Barry Clarkson – Brief discussion on water testing procedures, led by Brent Fullmer and approved by Barry Clarkson to move the incubator to Kanab for Jeff Michelsen to utilize and test water a week earlier than the actual test to allow for abatement of bacteria sooner than just at testing time. Brent Fullmer also highlighted that a fence needs to be built to protect the well head from the cattle. Barry Clarkson asked that the fence be built, even if it has to be hired out to get that taken care of soon.

8.2. Kurt Jacobsen – nothing further than that already mentioned in previous line items during the meeting.

8.3. Kathy Pierce –

- 8.3.1. Cows on DSROA lot 1 – Kathy Pierce expressed concern regarding the encroachment of 30-40 cattle on DSROA Lot 1 and her attempts to have the cattle removed. These cows belong to Hamblin, LeFevre, Brinkerhoff group **and are considered Trespass Cattle***. Kathy attempted to get a hold of them that they are leaving the cows in that area for 3 more weeks. Mr. Hamblin noted that he would come take them off, but Kathy Pierce discovered that they were not removed. Kathy Pierce is concerned that DSROA Lot 1 cannot accommodate that many cattle and noted that perhaps it would be appropriate to impound the cattle. Kathy has been unable to locate their entrance point and per assignment, will be walking the fence line to determine where the fence trouble is. Further a discussion was held regarding the association responsibility to fence off DSROA lot 1 to protect it, including a spring that was privately developed by owners at Podunk for a water source. Barry Clarkson noted that because it is a private spring, it is not DSROA responsibility to fence it in to protect it from the cattle. The discussion turned to fencing off DSROA Lot 1 to protect it from the cattle. Members voiced opinions for and against. Barry Clarkson assigned Kathy Pierce to coordinate with Lyndon Bistline to have him bid the cost of fencing DSROA Lot 1 and bring it to the board for review.
- 8.3.2. DSROA Podunk Road Dispute – Kathy Pierce brought an item to the Board regarding a dispute that has been ongoing for the last 2 months between the lot owners of lot 19 and the previous owner who has now sold to a the new owner (Mr. Reid). This dispute has been discussed with various individuals including the title company, lot owners and other Board Members, wherein an owner of lot 19 has gated and locked the DSROA road that also accesses Lot 18. Both lot holders were present (Mr. Reid in attendance, Ms. Van Arsdale by phone). Further Lot 17 owner, Cindi Olson was also present for the discussion. Kathy Pierce was seeking the boards support to bring a solution that works for both lot owners. One solution brought to the table was to rebuild the road straight through in the shared easement of Lot 17 with Lots 19 & 18, to the county road which includes a portion of a wash. Lot 18 and Lot 19 both provided input regarding the matter and after discussion, it was determined by Barry Clarkson that more information needs to be gathered before a productive conversation could be had. Barry Clarkson will coordinate a meeting including all three lot owners, John Harris, Larry Clarkson and Kathy Pierce.
- 8.4. Larry Clarkson - nothing further than that already mentioned in previous line items during the meeting.
- 8.5. Joe Bosze - nothing further than that already mentioned in previous line items during the meeting.
- 8.6. John Harris - nothing further than that already mentioned in previous line items during the meeting.
- 8.7. Brad Hunt – Not present
9. **Adjournment** – The meeting was adjourned by Barry Clarkson with the next meeting to be held at Ranch Headquarters, August 15, 2020 at 11:00am, with an executive session to be held prior at 10:30am.

Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw

***added per August 8, 2020 meeting minutes review. Brad Hunt request. Board unanimously approved.**