

Board Members	Office	Areas of Responsibility	Neighborhood	ATTENDANCE
Barry Clarkson	President	Legal,	Upper Slide	PRESENT
Brad Hunt	V.President	Agriculture, Social Media Relations	Lower Ranch	PRESENT
Joe Bosze	Treasurer	Cabins (upper), Equipment (maintenance),	Crawford West	PRESENT
Kathy Pierce	Secretary	Cabins (lower & hdqts), Fire protection, Reservations,	Podunk	PRESENT
John Harris		Public Safety, Ranch Caretaker Relations, Roads, Security	Meadow Canyon, Pipeline	PRESENT
Phil Hall		Water, Web Development	Crawford East	PRESENT
Larry Clarkson		Equipment (operations), Wildlife	Lower Slide	PRESENT

DSROA Board of Directors Meeting

Saturday, July 13, 2019 – TELECONFERENCE CALL ONLY

1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed Association President, Barry Clarkson. A prayer was offered by Larry Clarkson.
- 1.2. Roll call was conducted:
 - The following Board Members were present: Barry Clarkson, Joe Bosze, Brad Hunt, Phil Hall, Kathy Pierce, John Harris, Larry Clarkson.
 - Others present: Phill & Rachel Hunt (Ranch Caretakers), Candy Bosze (Lot 107), Mike and Sue McNichols (Lot 270), Chris Silkowski (Lot 96 – 98), Mike & Kathy Duvall (Lot 146), Brent Fullmer (Lot 117), Cindy & Roger Olsen (Lot 17), Bob Becker (Lot 4), Nelson Allen (Lot 161), Dale & Patsy Clarkson (Lot 164), ___ Killinger? ___, Rick Despain (Lot 182), Lyndon Bistline (Lot 152), Karen Frei (Lot 12-13), Sherri Tobler (Lot 144 & 24), Brad Pierce (Lot 144), Scott Koller (Lot 15), ___ Couldn't decipher ___, Joann Stallone (Lot 226), Sunshine Harris (Lot 163), Melissa Bean (Lot 140), Edward Quist (Lot 183), and others who joined throughout the meeting, but roll call was not again taken.
 - Board Member(s)/Staff not present: Mariah Wheeler (Office Administrator)
 - A TELECONFERENCE OPTION FOR THIS MEETING WAS NOT PROVIDED DUE TO THE VERIZON NETWORK BEING DOWN AND IN DISREPAIR.

2. Presentation and Approval of Minutes – Kathy Pierce

- 2.1. The Board Meeting Minutes from the May & June 2019 meeting were prepared and presented to the Board by email prior to the meeting. Kathy Pierce motioned that the meeting minutes for May and June be passed, _____ seconded. The Board voted unanimously to pass May and June meeting minutes.

3. Treasurer Report – Joe Bosze

- 3.1. Banking Accounts as follows: \$1,352.00 Caretakers Checking, Main Checking \$110,350.00, Savings \$34,842.00, Benefit Account - \$2,753.00. Barry Clarkson opened the floor for questions from the members regarding finances. Joe Bosze stated that the assessments have been collected at 95%. Barry Clarkson praised the membership for being on time with assessments and the Board for appropriate budget spending.

4. Caretaker Report – Rachel & Phill Hunt

- 4.1. Brief listing of the General Maintenance work being done: Roads, Hauling Rock, Cabin 7, Watering Cows and hauling water, Cabin 7, keeping up with Ranch House and grounds. Barry Clarkson asked about the Lawnmower he had brought them at the last meeting and they reported it is working fine, however the riding lawn mower needed repair. Joe Bosze to assist with repair. Barry Clarkson reminded the Caretakers that a decision needs to be made on whether the ranch will be buying the mower he brought to the ranch. Phill & Rachel opened the floor for questions. Rick Despain expressed his appreciation to Phill & Rachel for their efforts in behalf of Ranch members. Barry Clarkson inquired of the present members their feelings regarding the efforts of Phill and Rachel for welcoming them to the ranch. The present members applauded. Barry Clarkson inquired of the members present if any had participated in a BBQ dinner? Rick Despain reported he had enjoyed a BBQ dinner the prior evening and reported it was awesome. Barry Clarkson encouraged the members to participate and praised Phill and Rachel for a job well done on the BBQ dinners. Mike Duvall questioned how often the cookouts were held. Rachel reported that the BBQ dinners for the cabin guests are scheduled for Saturdays and the one they had just held the previous night was for family and friends. She

invited members to join the Saturday night BBQs, but needed to register by Wednesday of each week, noting that payment can be made through Mariah Wheeler (Office Administrator). Rachel also offered that members are welcome to join in Potluck dinners without fees by just calling down ahead to make arrangements with Phill and Rachel. Barry Clarkson pointed out the whole purpose is to offer this option as another way to have a good experience at the ranch for those who'd like to mix and mingle. Phill Hunt reminded the members that the fire pit at Headquarters and the fire pit between Cabin 6, 7 & 8 are the only two fire pits currently approved for use on the ranch. Phill Hunt reminded the members that the fire danger continues to be high at the ranch. Phill Hunt also announced that Joe Bosze and John Harris had provided Cabins 1, 2 and 4 with propane fire pits for use at the upper cabins. Mike McNichols commented that he was pleasantly surprised to find the pit there upon returning from a day trip. They used it and enjoyed it very much during his visit at Cabin 1. Rick Despain commented their great pleasure in finding the pit to use at Cabin 4 and later at Cabin 1, as well. Barry Clarkson reminded the members that building their own fire pits is unauthorized and a fine could be imposed as well as putting the member's lots in danger by so using unauthorized fire pits. Joe Bosze shared his plans to come up with an effective way to have propane supplied to each pit so that members wouldn't remove grill propane tanks and hook them up to the pits and leave the tanks empty for the next guest. Joe Bosze instructed Phill and Rachel to take the rubber hose down to lumber plus to find out if there was an adaptor available to attach from the large bottles of propane to the small bottles of propane, and the ranch could provide the small bottles of propane for use of the pits. Phill and Rachel Hunt agreed that would be a good idea. John Harris commented he had won a fire pit and have been testing it to see how long it will last on the 5 gallon propane bottle provided and reported they have run it for a couple hours each time they've used it for about 10 uses and have not run out of propane and felt they were very efficient. John Harris recommended members use them at low fire. Phill Hunt commented that last year he spotted 12 fires and called Color Country who came out to abate. This year a couple more fires were discovered and Phill and Rachel called them in and saved a members cabin by doing so. Joe Bosze reminded the members present of the telephone call box on the Skutumpah road, next to the airport, for use for emergency purposes, such as fires. John Harris shared that the ranch appears green, but is not safe from fire. Barry Clarkson added his support to John Harris comments that extreme caution needs to be a priority. Barry Clarkson opened the floor for questions/comments for Phill and Rachel. A member inquired about people camping with camp fires on the forest service property with many camp fires. The member inquired who was overlooking that area. Barry Clarkson reported the Forest Service was responsible and those camp fires are just as restricted and should be reported. Rick Despain shared his tender appreciation and kudos for Phill and Rachel Hunt and the experience they are creating at the ranch for families to enjoy. Rick Despain encouraged the Board that as future Caretakers come to the ranch, that the Board continue to find individuals who are personable, friendly and who make the ranch experience worth while. The audience applauded his comments. Phil Hall shared that members can have approved fire pits on their property with the appropriate things in place such as a hose with water, gravel space, etc. Phil Hall has a standing fire permit through Kane County Fire Department and is approved to have fires even when fire restrictions are in place.

5. Caretaker Cabin Perk Use – DSROA Board Discussion

- 5.1. Barry Clarkson turned the discussion over to Brad Hunt. Brad Hunt accepted the lead and shared background regarding the Caretakers ability to use the cabins. Brad Hunt shared that historically, when a cabin was empty and the Caretakers had someone show up and they wanted to put them up overnight, they were allowed. The Caretakers were allowed to use the cabins for friends or family at will and at their discretion to turn the cabins. Brad Hunt shared that because of the size of Alan and Feida's family from Idaho visiting, that in a Board meeting, it was approved that they were allowed to block out two weeks of cabin time for their family use, without having to work it in to available cabins. Brad Hunt suggested that perks should be made towards Caretakers to keep them on the ranch. Barry Clarkson commented that the need is consistency. Barry Clarkson opened the discussion to the members and the Board. A member clarified that if the cabins are available and members aren't using them, the Caretakers could utilize the cabins for their personal family or friends use and questioned whether that same perk could still be followed. Barry Clarkson responded with some clarification that the old plan didn't allow for planning. He also shared the viewpoint that the last Caretakers were allowed

to have the two weeks cabin time for their personal family use time, but the last Caretakers were not “members”. Barry Clarkson clarified that the current Caretakers, Rachel and Phill Hunt, are working towards membership with the ranch and would have access to the member allowed 2 weeks cabin time, as members once membership is gained. Barry Clarkson posed the question, should a fixed week or a fixed two weeks also be allowed as an additional perk to employment, and should it be restricted to the slower seasons, excluding weekends like Memorial Day, July, other busy weekends. Another question posed by Barry Clarkson inquired of members being able to make cabin reservations and if availability was usual. Sunshine Harris commented that she felt it was a great perk for Caretakers to have access to cabin time for friends and family. Phil Hall agreed it was a great perk, but felt it should not be on holiday time. Sunshine Harris commented she felt that the Caretakers wouldn’t want to schedule cabin time over a holiday anyway due to their job responsibilities and not being able to spend time with their family due to those responsibilities. Barry Clarkson felt that reasonably, the busy weekends that would be blocked out from Caretaker perk use would be Memorial Day weekend, July 4th weekend, July 24th weekend and Labor Day Weekend. Dale Clarkson expressed his feeling that if cabins aren’t being used, they should be available to the Caretakers to be used for their families’ enjoyment. Another member agreed with Dale Clarkson. Nelson Allen also agreed with Dale Clarkson’s comments. Barry Clarkson requested a motion from the Board. Brad Hunt made a motion that the Caretakers be allowed to use the cabins indiscretionately, as available, as they always have, and that they be allowed two weeks to schedule time in, but it cannot be in a high use week. John Harris seconded the motion. The Board voted unanimously to pass the motion. Barry Clarkson clarified the motion to include the high use weekends that he had previously specified. Brad Hunt clarified his thoughts that the high use times may be subjective to each year as the cabin use increases by members and may not be able to be specified to particular weeks, but would have to be scheduled on a case by case basis. Barry Clarkson indicated he felt the use could be modified as the seasons go to allow for more busy seasons, especially given the interior renovations of the cabins as Kathy Pierce has begun to accomplish.

6. DSROA Water Discussion – Dale Clarkson

- 6.1. Barry Clarkson inquired if Dale Clarkson would like to present now or later in the meeting. Dale Clarkson chose to share his presentation later in the meeting. The meeting went forward. See 6.2. for the presentation given later in the meeting.
- 6.2. Dale Clarkson shared that DSR is a great property and needs to be used perhaps, a little differently and need to be smarter as we move along. Dale Clarkson feels that water is one of the greatest assets and that it has been totally neglected for years citing that the members may not even be aware of any water information. Dale Clarkson shared that the water was adjudicated in 1976 and commented there are 30 sites provided for information, as well as a map showing all of the wet spots on the ranch. The map can be used with the handout to provide all information on the ranch water. Phil Hall questioned if the ranch could have copies of the original documents for the office file. Dale Clarkson responded that yes, he would provide them. Dale Clarkson had Nelson Allen pass out handouts regarding the water information to the Board. Dale Clarkson invited the Board and members to read them and become informed regarding the water and water rights. Dale Clarkson also shared a letter written in 2008 regarding the water, ponds, ditches, etc. Dale Clarkson also shared a letter sent to 2009 regarding the water summary with the State engineer. Dale Clarkson shared that water rights can be taken away from us and that some could be lost this summer regarding a conflict with the neighbor down the ranch, citing Dirk Clayson’s assistance in the meeting. Dale Clarkson shared how many wells are on the ranch, who owns them and the ponds and shared the document of the partial list of ponds and water rights all contained in the document handed out. Dale Clarkson questioned if anyone knew where the hidden reservoir is and noted another hidden reservoir exists as well that he and Larry Clarkson may only be aware of. Another stack of papers was provided with well logs. Dale Clarkson commented that when the fish pond area was fenced, Dale Clarkson spent \$15,000.00 to fence off that area from cattle and was frustrated to find that the ponds were not being used by members, but had 65 head of cattle in the area. Dale Clarkson mentioned he has about 100 file folders of information available to the ranch and offered the options for members to gain access to that information. Dale Clarkson asked that members not ignore their water rights. Dale Clarkson cited page 3 with a water right in his name, noting that those are in his name and he intends to keep possession, as well as 162. Lot 1659 needs to be proved up on by January of next year in order to improve and keep the water right. Another one in slide has a proof date of August 2019 in half moon. Phil Hall questioned that the half moon reservoir is under Dale Clarkson’s ownership. Barry Clarkson asked if Dale Clarkson would be willing to turn

them over to the ranch. (in discernable conversation due to wind). Brad Hunt questioned the Half Moon reservoir water right and when it will run out. Dale Clarkson noted that there are three different water rights on the half moon. Dale Clarkson noted 164 water rights for horses, cows, and dry washes. Dale Clarkson shared that part of the 14 acre feet of water have been given to members. Barry Clarkson asked of the ones that are expiring under Dale Clarksons name, could be picked up by the ranch and the expiration extended if the process is underway. Dale Clarkson stated it could be. Phil Hall questioned the half moon well ownership and clarified that part is owned by Clarkson Investments and part owned by others. Phil Hall noted that he has a well improvement scheduled for Half Moon to improve it and Phil Hall is concerned that if the improvements are made towards the well, if the ownership doesn't lie with the ranch, then the cost to improve shouldn't be done by the ranch. Phil Hall further questioned if Dale Clarkson was willing to give up those water rights to the ranch. Dale Clarkson noted that the old well that is no longer used (horse and cow consumption, Half Moon, 4th down on 1st page) has been given away for those. Dale Clarkson indicated to Phil Hall noted that 3 acre feet are available for cows and horses. Barry Clarkson questioned the well listing on page 2 that shows 20 acre feet that's certified. Dale Clarkson cited it was not being used and hadn't much water right in it and they planted it and ran sprinklers and proved up on 7 acres multiplied by the duty to water in Utah which is 4, equals 28 acre feet of water. Barry Clarkson shared with Phil Hall that the answer to the question is that DSR holds 28 acre feet of water rights in the half moon well and Clarkson also owns acre feet on the same well. A member questioned if the 1.78 acre feet of water is also owned by the ranch. Barry Clarkson noted that 2 of the three rights are owned by the ranch and the third owned by Dale Clarkson. Dale Clarkson responded that he would be willing to discuss the water right he owns at half moon. Barry Clarkson suggested the water committee should meet and decide why it was filed and find out if it should be contributed back to DSR or retained. Larry Clarkson questioned the difference between cow water and people water. Dale Clarkson noted the 28 acre feet is noted as irrigation water and the 1.78 acre feet that Dale Clarkson owns can be proved up on for a garden or a pipeline. Larry Clarkson cited that the purpose of water can be changed. Barry Clarkson shared a 101 of water rights noting there is underground water rights (for a well), surface water rights and the State is no longer giving surface water rights way unless you already have a permit. There are still applications allowed for underground water rights for wells, but that could also be pulled at any time. The water rights being discussed have been held for a long time and it is up to DSR to decide how much they are developed or moved or what we use them for. There are water rights that exists where there once was water and no longer has water, but can be moved to where water is now. Dale Clarkson planned to spend \$5,000.00 of the pledge to spend on water rights. Those rights that are certified are finalized. (indiscernible question posed by a member) Barry Clarkson answered that if a right is certified, they've been proved. The ones that are not proved up on go away. Brad Pierce questioned rain water catchment rights. Barry Clarkson noted that rain water has no rights unless it runs on the water. Joe Bosze noted that only 10,000 gallons can be caught on property without needing rights. Kathy Pierce questioned what DIL stands for. Dale Clarkson noted that DIL stands for diligent rights and their origination right is 1864. Some are older than that and newer than that noting a book that breaks them down into information. Dale Clarkson also shared that he has a file folder for all 85 water rights including lab techs, well drilling notes, etc., so that anyone who is interested on the information on them can access it and reference it. There are a series of maps also available. Dale Clarkson cited that we have a couple million dollars worth of water and should be follow up on. Phil Hall thanked Dale Clarkson for his information. Brent Fullmer questioned the Meadow Canyon spring project and it's partial installation and wondered where Dale Clarkson was at on the development of it. Dale Clarkson indicated that he hopes that members will quite fighting over it and have cost 7 or 8 years on the project on 131 acre feet of water, the State Engineer lost it and found it and expressed his frustration that 3 or 4 members have messed it up. Brent Fullmer noted that most of those individuals have either lost contention or left he ranch and noted that he would be excited to see Dale Clarkson finish that up now. Dale Clarkson noted that there is still resistance on how the program should come together and noted it should be agreed upon as a committee noting the water is there. He shared that behind the Findley cabin is a fenced area where the water is protected for future development. Dale Clarkson noted that Deer Springs Ranch is done for people and get rid of a cattle ranch and make it a people ranch and feels concern that the priority has gone been away from. Mike Duvall questioned if the contention is gone and the problems are gone, would he move forward. Dale Clarkson noted he didn't know if he would. Phil Hall noted that the private sector, pipeline costs, etc., those are the things that have not been spelled out clearly and the water committee would be happy to work with Dale Clarkson and is concerned that there might be some

impasses in those areas citing a mix of private and member ownership regarding the shared rights and could involve heavy assessments to mitigate those difficulties.

7. Open Discussion on DSROA CC&R's being approved for member voting at annual meeting – Barry Clarkson

7.1. Barry Clarkson shared some background on the process of the revisions for the CC&R's that will be available for voting at the annual meeting, citing that they have been adjusted per concerns brought forward by members and concerns posed through Brent Fullmer regarding provisions contained that had caused some grief. Barry Clarkson indicated they were not critical pieces and were removed, the new version of the proposed CC&R's have been posted on the website and by email for review by the members. During the last Board Meeting, the revised CC&R's were reviewed by the Board for approval to be sent to the members for review, input and voting. The Board is hoping to receive a 75% passing vote. Barry Clarkson opened the floor for questions or comments from the members regarding them. Rick Despain questioned the access. He cited his conversation with Dale Clarkson last year wherein Dale Clarkson asked him to take a look at lot 145 with him, which they did. When Rick tried to access the lot this year, there was a chain across the access road that wouldn't allow him access. The chain was on the lot previous to lot 145. Rick questioned the CC&R's as far as blocking off a lot access. Barry Clarkson clarified that you can't block a DSROA dedicated road way and access that is allowed around each lot. Barry also clarified that the Board was aware of the chain and resolution would be made, although a solution had not been discovered yet. Mike Duvall questioned if resolution would be made during this meeting. Barry Clarkson responded resolution would not be made during the meeting due to the need for more research needed into the matter. Mike Duvall questioned if a time frame for resolution could be given to so that access could be gained. Brad Pierce opened up discussion by stating the lot was his lot that the chain has been placed across and due to his trailers and other equipment being on his lot, chained it off to protect against hunters, etc., gaining access. Brad Pierce cited the road is not the access road to lot 145, but rather a road that accesses the top of the lot. Barry Clarkson interjected that he is not in a position to make a decision at this time. Another member cited that they like to gain access to the top of the lot and see the view which is tremendous, but that access to the road can be gained by going around the water tank. Barry Clarkson again address the issue would be resolved, but not at this time. Barry Clarkson opened the floor for any further questions or concerns regarding the CC&R's. Barry Clarkson shared his support of having CC&R's that help resolve some neighbor relations as well as the association and encouraged members to review them as they are old, need to be updated to today's laws and are lacking. Barry Clarkson opened for any further discussion on the matter. Brad Hunt shared that he is not in support of the protective covenants that don't protect members property rights and would like to see them tightened up. No other items were brought up for discussion.

8. Cabin 3 Status – Joe Bosze

8.1. Joe Bosze reported the findings under the floor of Cabin 3. Brent Fullmer drilled holes in the floor to discover the floor warping problem. It was discovered that it was not because of the mud under the cabin causing the warping, but rather that the flooring material is old and the wrong materials were used to repair the floor. Joe Bosze presented the solution that a carpenter needs to go in and remove the flooring, replace it with proper material and then place concrete wall board around the exterior of the cabin to mitigate the critters getting in. The difficulty is the location of the ranch and finding someone qualified to come do the work. Larry Simms built the cabin deck on Cabin 2, and although retired, Joe Bosze has approached him to see if he would do the work on Cabin 3. He responded he would not do that this year, however, Joe Bosze feels its important to begin work this year. However, Larry Simms knows a couple of carpenters looking for work in Vegas and would put Joe Bosze in touch with them. Brent Fullmer introduced Jeff and Tina Collins (not present) as house renovators and new full time members of the ranch who could do the work. Brent Fullmer volunteered to personally introduce the Collins to Joe Bosze that he could receive a bid from them to do the work as a first alternative. Barry Clarkson shared his support of the bid from the Collins and listed that work needs to be done inside the cabin as well as outside the cabin with terracing. Larry Clarkson was approached to do the terracing before his trip to Alaska and he declined. Larry Clarkson ordered the work that needs to be done with grading and re-terracing the outside in conjunction with the inside work to make a complete job. Larry Clarkson approached Brad Pierce with inquiry to do the terrace and other outside work. Joe Bosze added that a trench needs to be dug around the entire cabin to house the concrete wall board, but secondary to help the water run away from the under part of the cabin. Barry Clarkson also invited Brad Pierce to take a look and Brad Pierce affirmed he could. Barry Clarkson shared further details of the outside of the Cabin needs on the West side. Larry Clarkson

specified the need for a 3 terrace level at 4' drop on each one, the middle one where the propane tank is located and the last one at cabin base, noting there shouldn't be any dirt against the cabin. Joe Bosze shared Brent Fullmers suggestion that the 2,000 lb concrete cattle guard blocks be used to hold the dirt in and keep the water running away from the cabin. Brent Fullmer specified that the floor of the cabin is in good repair. The problem is that particle board was placed under the flooring which absorbs moisture and swells. There is also a layer of tar paper under the floor. When the particle board was put down, it was only fastened at the edges. The flooring then swells and blisters to cause the problem. The particle board and linoleum needs to be removed and replaced with ply board. An entire sub floor is not needed to fix the problem. John Harris reported that mold was not found under the cabin. Brent Fullmer reported the floor of the cabin is in surprisingly good shape. Barry Clarkson finished the topic inviting Brad Pierce to take a look and get back to the Board with his thoughts. Barry Clarkson hoped we could start on this project this summer indicating the cabin is out of commission currently and hopefully can be opened up soon. Brad Pierce accepted.

9. Cabin Refrigerators – Kathy Pierce

- 9.1. Kathy Pierce iterated that she is in charge of the lower cabins and Joe Bosze is in charge of the upper cabins. Kathy Pierce shared that the Garden Cabin has a new refrigerator and still needs to have a combustion test done on it. And further, a combustion test needs to be done on all the cabin refrigerators, except for Cabin 7. Cabin 6 refrigerator is working fine, also needs the test done. A new refrigerator is on order for Cabin 7. The old refrigerator from Cabin 7 has been moved to Cabin 9. Cabin 8 refrigerator is working and will be switched when the season is over and will be traded out with the new refrigerators in the comfort stop. Cabin 10 refrigerator is working fine. Kathy Pierce turned the floor to Joe Bosze to report on the upper cabins refrigerators. A member inquired what the combustion test was. Joe Bosze reported that Phill Hunt had brought to the attention of the Board that the gas fumes in the cabins were quite strong, so Joe Bosze and Brent Fullmer came up with a solution for a system to vent out the exhaust from the refrigerators. Brent Fullmer directed the attention of those in the meeting to the Garden Cabin exhaust venting on the outside of the cabin for a visual reference. Brent Fullmer added that an air intake will be installed lower to help circulate the air properly. A member inquired if the venting system was closed. Joe Bosze reported it was not a closed system and shared the example of a water heater being on four legs. Joe Bosze questioned Phill and Rachel Hunt whether the refrigerators had all been unhooked from the currently installed exhaust venting. Phill Hunt reported no they had not and that Cabin 4 has been working the most efficiently and has not had anything done to it. Joe Bosze expressed his concern that it has not had venting done to it to help prevent the exhaust in the cabin. Phill Hunt reported that Cabin 10 has also not been vented yet due to the current problem of condensation in the other venting systems. Joe Bosze commented the venting is going to work well, it just needs some more refining and that is currently in process. Barry Clarkson also informed the members that some of the cabin refrigerators had to be moved to an outside wall in order to accomplish the venting. Barry Clarkson reminded the membership that the refrigerators are old and cost between \$1,500 and \$2,000 each, so every effort is being made to keep them in service as long as possible. Barry Clarkson thanked the members for their patience and understanding if the refrigerators are causing problems during their stay. He informed the members that the expense doesn't allow for purchase of new refrigerators all at once and invited the members to donate to the refrigerator replacement funds, if they would like.

10. Cabin 7 Volunteer Work – Kathy Pierce

- 10.1. Kathy Pierce recognized those volunteers that have spent a lot of time on Cabin 7, naming the McNichols, TaNiesha Spor, Kurt Jacobsen, Brad Pierce, Scott Koeller, Karen Frei, Brad Hunt Family and others. Also including the efforts of Phill and Rachel Hunt. Kathy Pierce reminded the membership that volunteer work needs to be approved and invited the members to call her for approval. Barry Clarkson suggested that members can do a service project for family reunions, need approval first for tracking purposes of time spent vs work project and who is helping. A member shared his feedback that in looking through the windows, the work in Cabin 7 is remarkable. Many members shared their agreeance. Kathy Pierce invited members to come up and take a look. A member asked if they could help today. Kathy Pierce shared with Scott Koeller's help, that trim work is needed.

11. Roads – John Harris

- 11.1. John Harris commented that the harsh winter has created a lot of road damage. Some road work has down on Meadow Canyon up to Broad Hollow. Larry Clarkson assisted Rachel Hunt on the grading and doing a little training on the grader, however the lateness of the grading and low moisture didn't help achieve the finish

that would have been liked. Once moisture comes, grading can be done to fix those talcum powder areas. Brad Pierce has been visited with on the roads and preparing them as well as Alan Steed, both to provide bids. John Harris is hoping that the meadow canyon to the back gate can be fixed. John Harris commented on his concerns regarding the public road travel and his concern regarding the budget money for 2019 at \$15,000.00. Alan Steed shared a bid at \$7,500.00 to do the work including spreading gravel. John Harris indicated his need for more gravel to have gravel work done. John Harris indicated he spent the leftover money from last year on Steel Culverts for the ranch, which has the ranch in good shape. John Harris is hoping the pre-monsoon will come and help wet the dirt for finish grading. John Harris indicated that Podunk needs work done on their roads and indicated that the Frei's will be doing the road work up there under the same arrangements as they have in the past, where they bring their own equipment and do the work and then the ranch assists the project by paying for their fueling, with Rachel and Phill helping a bit. John Harris thanked Podunk for their self-sufficiency.

- 11.2. Western Legends will be coming through around August 11th and will be on the ranch for 3-4 days. The opportunities are wagon rides for members, etc. They will set up around the fishing ponds with all of their equipment and last year they cleaned up after themselves in a manner that you would never know they were there. People can buy in and ride for 1 day or for the full trip. The chuck wagon dinner they offer on the ranch, was delicious. Barry Clarkson shared the invitation that members look up Western Legends on the internet for more information. Mike Duvall opened the opportunity for members to contact him to be put in connection with someone that could get them in on the wagon train.

12. Agriculture – Brad Hunt

- 12.1. Brad Hunt reminded the members that the Hunts do a cattle drive down main street as part of the parade on Saturday of Western Legends. Brad Hunt encouraged members to participate and perhaps grow the opportunities for the event while on the ranch. John Harris said he had spoken with Jeff Nichols regarding joining the camp for dinner and he said yes. Mike Duvall to check in on the music opportunity while the crew is on the ranch. Candy Bosze asked Mike Duvall for a contact number. Mike Duvall asked that members just let him know and he will get them in contact with the right people by text. Brad Hunt reminded people that a Cattle Drive on the ranch is available with cookouts and entertainment and can participate by \$10 a plate and free entertainment.
- 12.2. Brad Hunt spoke of the agriculture and praised the ranch for looking the best it has in years. Brad Hunt thanked Dale Clarkson for donating \$5,000.00 towards the brush hogging. Brad Hunt reiterated that the budget for maintaining the ranch is small compared to the needs and shared details of when brush hogging of rabbit brush needs to be done and the pricing of the chemical spray. Doug Hunt has hired Brad Hunt to meet with conservationists to help develop a plan to achieve funds through the NRCS to improve the grounds for cattle. Brad Hunt reported that the last of the contracts have been signed and this money will come through Doug Hunt, rather than the ranch. The money has been approved to make improvements on water lines and tanks, and some fencing. Brad Hunt reported that the work has to be done by matching the work and the work must be done within 3 years. Mike Duvall asked if outside contractors can be hired. Brad Hunt replied yes that they can. Brad Hunt mentioned he is hoping to utilize Brent Fullmer to put a solar well into the half-moon well system as well as some water troughs that will be a permanent water feature for the ranch. Brad Hunt also mentioned that the money coming in through Doug Hunt needs to be compensated fairly to him, due to him receiving it as income and tax reporting. Mike Duvall asked if a government grant would want taxation. Brad Hunt replied yes that Doug Hunt will be given a 1099 for any money he receives for the tens of thousands of dollars.
- 12.3. A member questioned the thistle being eradicated out in Podunk. Brad Hunt responded that Kane County only sprays for invasive thistle and can be recognized as being sprayed by a blue tint. A native thistle won't be sprayed. Brad Hunt asked that members contact him to have the thistle sprayed as well as offering Rachel and Phill to do some spraying of it if they had some time for agricultural. Brad Hunt made the Board aware that the Caretakers have not been able to dedicate much time to agriculture in the past and with the new contracts through the NRCS, more time by the Caretakers needs to be spent on agriculture to get the projects done.
- 12.4. A member expressed concern regarding the fencing project, inquiring if they were complete and asking if the members could be notified before the hiking trails that are well used, are fenced off and inaccessible, many of which are on the lower ranch. The member expressed frustration that they could not access those

trails due to the fencing, citing that she understood the need for fencing, but that the main purpose of the ranch was for recreation and environmental fun and hoped that something could be worked out. Brad Hunt responded that he had spoken with the members husband before regarding the trail down the wash. The member responded yes, but that access has been blocked all the way to meadow canyon and they can't access the trails they used to love to ride and requested that the members have input. Brad Hunt responded that everywhere else has a gate. The member responded that was not true. Another member suggested they go look together. The member responded that she would like to have input, as individual lot owners, on the placement of fencing. Brad Hunt responded that he would love that and some help as well. Brad Hunt responded that gates can be built and shouldn't be an issue. Brad Hunt also resolved that the ranch hasn't had fences and cited that ranch property can't be managed if the livestock movement can't be controlled. The member cited the danger of using the gate in the area of interest citing erosion and a dangerous fencing situation. Brad Hunt responded that erosion is a big problem at the ranch. He cited that the engineer will be coming out evaluate the erosion. Brad Hunt suggested he can put in a gate. The member asked that Brad Hunt and the members work together to locate the gates. Brad Hunt responded that he won't put in a gate for every member. The member responded she was not asking for that. Brad Hunt responded that a gate cost is \$200 per gate for labor and materials and that a gate could be placed for best use of all.

- 12.5. Karen Frei asked about the fence in Podunk, located around lot 13 that has been trampled by the cattle, citing it was discussed and approved to be fixed in a board meeting held 3 years ago and the fence still has not been fixed. Brad Hunt responded that it was not approved by the Hunts to fix it and inquired if the approval was that Doug Hunt should fix it. Karen Frei responded that it was approved during a Board Meeting. Kathy Pierce recalled the meeting and that the Board had approved it. Brad Hunt responded that he wants to fix all the fences that need to be fixed and that it is all about time, labor and money. Karen Frei recalled that a conversation was held last year that didn't end well because she had 11 long horn cattle on her little patch of grass on her personal lot and Brad Hunt had ended the conversation by saying that the cattle operation had more rights than the individual members and Brad Hunt had affirmed that. Brad Hunt asked that the conversation be publically clarified and what the requirements are, citing he must have explained it poorly before. Brad Hunt shared that cattle have a right to graze on deer springs land. If a member does not want them to be on their lot, it is the member's obligation to fence them off their personal lots. Brad Hunt said he was not against advising members how to build the fences to keep them off. Brad Pierce questioned who has the right to determine what takes precedence on the fencing citing that the Lot 13 fence hasn't been repaired for three years and yet Phill and Rachel have been fixing fences down in the wash and around the ranch, citing that if money is an issue, someone needs to fix the fence on Lot 13. Brad Hunt commented that he has only gotten two days of fencing out of Phill and Rachel and any of the Ranch Caretakers he has had. Barry Clarkson clarified that the contract with Doug Hunt cites that fencing will be kept and maintained by Doug Hunt Cattle Company. If Ranch Caretakers have extra time, can be used to do some of that as a help, but that the contract says Doug Hunt Cattle Company is the primary person responsible for those repairs and maintenance. Barry Clarkson opened the option for members to meet separately to resolve these concerns where completion dates can be made and where specific situations can be identified and resolutions can be made. Barry Clarkson further specified that the Utah law is that if individuals don't want cattle on their property, they must fence them out and that is the guideline the ranch follows. If there are concerns, Barry Clarkson invited them to email Brad Hunt and/or Barry Clarkson, directly and asked that the meeting move forward. Brad Pierce brought up a solution for the concern brought up regarding the fencing of trails or future fencing projects requesting that new fencing be brought up in an open forum to make members aware so that both parties' needs could be met regarding fencing/gates. Brad Hunt commented that there has only been one section of new fence put in and it was above the half moon reservoir. All other fences are repairs. Barry Clarkson commented that the number of new fences in the last 40 years can be counted on one hand, but that there isn't a fence on the ranch that can't be discussed and resolution made regarding it. Mike Duvall shared that pursuant to the conversation regarding a fence being put in the wash to access the hiking trail that is now closed off that upon Brad's request, he meet with Lyndon Bistline regarding a gate and Lyndon indicated he could effectively put in a gate for \$100.00. Mike Duvall questioned who was responsible to pay the fee. Barry Clarkson responded the question was a good one and that he didn't have an answer at this time and shared his off the cuff thought that since the gate was for the members to use, it would be the ranch responsibility to provide and pay for it. The contract says that the Hunts will maintain the fences and putting in a new gate would not be their

responsibility. Mike Duvall questioned that if he paid for the gate, would the Ranch reimburse them for the gate, if approved? Barry Clarkson asked if Brad Hunt would approve it and he indicated he would based on Lyndon's advice. Barry Clarkson responded that they would talk about it and let Mike Duvall know if it was approved and then if Mike were to pay to have it done, the ranch would reimburse him and if not, Mike Duvall would be out \$100.00.

12.6. Another individual attending the meeting (not a member) questioned if the opportunity to have their own cattle on the ranch was available and if the horse back riding was available. Barry Clarkson responded that neither were available at this time citing that the cattle privileges have been leased to the Hunts due to the ranch being financially unable to keep up with the maintenance of member cattle use, further cattle cannot be mixed and the shared feed would not be enough to sustain the cattle. The horse back riding has been discussed regarding reinstating, but currently members are allowed to bring their own horses, and contract can be made with outside entities to bring horses out for riding, but the ranch has abstained from reinstating at this time. Phil Hall clarified that some information is not consistent between the .org and the .com site and reminded all that the .org is the official site for the ranch. Barry Clarkson added that the most recent information regarding the ranch is on the .org site.

12.7. Candy Bosze questioned the gravel pit and what her rights are regarding the use of the gravel in the pit due to members telling them that they can just pull up and use the gravel for the pit because it's free. Barry Clarkson added that information is spelled out in the Rules and Regulations for review. Candy Bosze asked that it be shared verbally for the members benefit. John Harris shared that he was aware of the conversations and clarified that he has two piles of gravel that have been classified for ranch road use. John Harris also specified he has a few yards available to help a member out and would like to. But that if anyone wants gravel, permission must be received to get gravel and approval for the currently crushed gravel will not be given. John Harris further elaborated that as far as the other gravel, the state of Utah owns the mineral rights and DSR does not, which means that a BLM permit must be obtained at the rate of approx. \$0.50 per yard and will have to supply their own equipment (or a contractor) to take material out of there. The grizzly can be rented to classify gravel at \$50/day. In addition the gravel pit must be dressed and fixed at DSR expense to keep the pit safe and usable. Barry Clarkson clarified the types of gravel and the pricing as Pit Run – has a fee and the BLM has to be paid. The crushed gravel can be sold by John Harris at his own discretion. Barry Clarkson shared his opinion that due to the difficulties and the money to process the gravel and the ranch is always running short, it doesn't make sense to sell the pre-crushed gravel. Barry Clarkson asked that members refer to the Rules and Regulations and cited that free gravel from the gravel pit is not truthful information. A member suggested that a sign be placed at the site to discourage people from taking rocks as they could have been for years. Mike Duvall shared that 10 miles down the road is the Brent Robinson pit where gravel can be obtained and also commented that a dump truck will be on site for contracting to haul the gravel as well. Barry Clarkson also iterated that there are many options for gravel outside the pit on DSR property.

13. Smoke Detectors / Fire Extinguishers – Joe Bosze

13.1. Joe Bosze shared that Rachel Hunt brought up the need for smoke detectors and Co2 detectors for the cabins and added that he had just purchased some for the ranch. Joe Bosze questioned Phill and Rachel Hunt if they had been installed. Rachel Hunt reported that Cabin 1, 2, 6 & 10 are done and they are waiting for a cabin switch to add the others in...(indiscernible due to recording)...Joe Bosze commented that the smoke detectors they have are 10 year warranty detectors from Costco and can be replaced if they stop working during that time. The receipt has been given to Mariah Wheeler in the office, for future use, if needed. (Further indiscernible information)

14. Annual Meeting Mailing Checklist – Barry Clarkson

14.1. Barry Clarkson shared the checklist of deadlines for the annual meeting. Barry Clarkson commented he will not be available for any of the September meetings and Brad Hunt agreed to fill in. Barry Clarkson encouraged members to get their nominations in. Barry Clarkson also invited members to donate to the auction which proceeds fund the next year's annual meeting. Brad Hunt offered to help with the entertainment. Barry Clarkson asked if the Hunts would do the cooking for the meeting and will respond back with their availability. Barry Clarkson asked if Candy Bosze would help with the decorations, she will respond back. Kathy Pierce also noted that an open house will be offered of Cabin 7. Phill Hunt questioned when the deadline for nominations was. The date was responded back by several people to be Monday following the meeting. A member stated that they didn't receive a nomination paper. It was noted that the nomination form

was sent out by mail and email. Brad Hunt questioned who has been nominated. Barry Clarkson stated that information could not be provided until the nominated individual has been contacted to accept. Brad Hunt questioned if any of the nominated individuals have accepted candidacy. Barry Clarkson noted that he was not aware of who may have accepted candidacy and that information would be provided following the closing of nominations period. Brad Hunt asked if a member could nominate themselves. Barry Clarkson responded yes, if the member fits into the guidelines set forth for good standing. Patsy Clarkson questioned if anyone could run for the board and asked if that could be clarified. Barry Clarkson responded that information can be found in the Rules. Individuals must be a member in good standing, for a year. Barry Clarkson referred members to call him for specific questions or to contact Mariah Wheeler.

15. Next Board Meeting – August 10 at 11:00 am, Executive Session at 10:00 am.

Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw