

Board Members	Office	Areas of Responsibility	Neighborhood	ATTENDANCE
Barry Clarkson	President	Legal,	Upper Slide	PRESENT
Brad Hunt	V.President	Agriculture, Social Media Relations, Fuel, Propane	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, August 10, 2019 – Deer Springs Ranch Headquarters**

(An executive session was held before and after this meeting)

### 1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed Association President, Barry Clarkson. A prayer was offered in the executive session by Barry Clarkson.
- 1.2. Roll call was conducted:
  - The following Board Members were present in person: Barry Clarkson, Joe Bosze, Brad Hunt, John Harris, Phil Hall, Kathy Pierce.
  - Others present in person: Michael & Teresa Jordison (Lot 67), Brent Fullmer (Lot 117), Mike Duvall (Lot 146), Karen Frei (Lot 13), Dan Wirt (Lot 28-33,40-43), Brad Pierce (Lot 144), Scott Koller (Lot 15), Mike McNichols (Lot 270), Jeff & Tina Collins (Lot 121), Dean Rowher (Lease Lot 178), Mitchell Allen, Candy Bosze and Company (Lot 107), Phill Hunt (Ranch Caretaker) and Mariah Wheeler (Office Administrator).
  - Others present by phone conference: Larry Clarkson

2. **Presentation and Approval of Minutes** – The Board Meeting Minutes from the July 2019 meeting were prepared and presented to the Board by email prior to the meeting. Kathy Pierce notified the Board that a couple of changes had been made to the minutes and referred to Mariah Wheeler to itemize those changes. Mariah Wheeler noted the changes had been grammatical and did not affect the context of the minutes and had been submitted by Brad Hunt. Barry Clarkson called for a motion to accept the meeting minutes. Joe Bosze motioned to accept the meeting minutes. John Harris seconded the motion. The motion passed by unanimous vote.

### 3. Financial Report –Treasurer, Joe Bosze, led the report:

- 3.1. Account Balances: \$1747.00 Caretakers, \$103647.00 Main Checking Account, \$3000.00 special savings account.
- 3.2. Assessments: 90% of dues collected.
- 3.3. Budgets: Concern over petting zoo and Cabin 3 to get it back online. Cabin 7 doing well.

4. **DSROA Office Report** – Mariah Wheeler, Office Administrator shared that the Annual Meeting and Election packet had been mailed out as of Friday, August 9. Mariah Wheeler submitted to the Board, the proposed agenda for the Annual Meeting for review and later approval. A moment was taken to review the contents of the packet including an announcement on the candidates for the DSROA Board of Elections, namely: Jeff Collins, Joe Bosze, Larry Clarkson, Dave Turley, John Harris and Kurt Jacobsen. It was also noted that in the packet was a slip of paper requesting members to view the proposed DSROA Protective Covenants update on the website, as a measure to save paper.

### 5. Ranch Caretakers Report – Phill Hunt (Given later in the meeting)

- 5.1 Ranch work – Phill Hunt reported that he has been working in various areas of the ranch as per directed by the Board: working on cabins, roads, culverts, mowing lawns, and feeding animals. Barry Clarkson requested an update on Cabin 3. Brad Pierce reported he is done excavating and the block wall is in place. The next step is the concrete wall board around the base of the cabin with a little drainage rock work still remaining to be completed. Jeff and Tina Collins reported the floor is newly renovated and ready for new

flooring with new cabinets for the Kitchen as well. Joe Bosze requested Jeff and Tina Collins to meet with Mariah Wheeler to select the flooring product for Cabin 3 per the guidelines of it matching the color of what was in the Ranch House. Jeff and Tina Collins and Mariah Wheeler agreed to meet. An update was given on Cabin 7. Brent Fullmer shared its looking great and invited all to go up and take a look around. Brent Fullmer indicated they are hoping to get the upper deck done soon and that the water heater is now working. Kathy Pierce noted that Cabin 7 will not be finished by the annual meeting, but will be open for members to go up and look around, possibly help with a project. A completion date is not yet set.

**6. Review of the Annual Meeting final preparations -**

6.1. Candy Bosze provided details regarding the luncheon menu consisting of smoked pulled pork and ribs and that she has near completed all of the preparations for the event. Candy Bosze inquired of the audience for volunteers to assist that day. Mike McNichols and Jeff and Tina Collins volunteered to assist along with Sunshine Harris. Candy Bosze shared that Sunshine Harris will be in charge of the entertainment and has contracted with Mike Ewing to provide the music for the event.

**7. Discussion on the Half Moon Well and uses for Agriculture/Culinary – Phil Hall, Brad Hunt**

7.1. Phil Hall said he had hired a State certified water engineer to review all of DSROA's water rights and that he would have a report ready for the annual meeting. Phil Hall then announced that a water project is being designed to utilize the currently unused Half Moon well. The wells depth is approximately 200' and in previous tests provided up to 20 gallons/minute of water. It is presently certified for agricultural but can be modified for other uses by members through petition with the **State of Utah**. Phil has received a bid from a private company considered experts in this type of system that would include pulling the old pump and replacing it with a new pump, pipe, wire and a solar powered system that is fully programmable to meet current needs yet fully expandable to meet future demands or needs of the membership. Phil Hall explained that the system was as small a system of its type that would meet DSROA's current needs yet be fully expandable in the future. He went on to say that he had saved monies from his last years budget to combine with this year's budget for water improvement to accomplish the task. He also explained that he had contacted the members of the board by phone with the exception of John Harris, who he could not get a hold of, to approve his spending of his entire water budget for this project. Barry Clarkson made a motion that Phil be given approval to proceed with the improvement of the Half-moon well as he had outlined and spend his budgeted funds to accomplish the project. Brad Hunt seconded the motion and the voting was unanimous. Afterwards concern was raised by Joe Bosze in reference to an email received by Vance Green citing concerns for some of the costs in the bid on the project. Brent Fullmer also shared his concern regarding the cost and the equipment, especially in regard to trouble shooting stating that he thought the system was too complicated and if there were problems no one could fix the system. Phil Hall explained that he is working with experts to be able to provide DSR the best system at an affordable rate that can meet needs now and in the future. He also questioned Brent Fullmer that if the private contractor didn't do the system who then would do one? To which Brent replied we (meaning him and perhaps Vance or other members) would. To which Phil Hall pointed out that that had been done with the headquarters system and that the past history of the system had from time to time been problematic. Phil Hall also related that he had the same people do a similar system for him and that he had no problems to date. Brad Hunt suggested that rather than discuss the details in the meeting, an outside meeting could be held to review the concerns being raised. Brad Hunt also shared input on how important it is that experts provide the specs and install such a system in order to assist the passing of the project off with the grant review committee. He said they have their own experts who have experience in these matters and will be grading the project. Phil Hall stated that he has the funds to complete the project in his budget, but that a perk would be if by so doing the project it aided in the Hunts obtaining grant funds. As he understood it we might recoup as much as 75% of the budgeted money he was now using. Nevertheless, Phil stated that we had the money to do it on our own and by not putting the well to beneficial use now, we could lose our water rights even though they had been certified. He said that if water rights aren't used for a period of eight years they can be challenged and filed upon by others and so we had better get this project underway. Phil Hall invited Brad Hunt to share how this project will improve the agriculture needs of the Ranch. Brad Hunt shared that the grant money will be spread among a number of projects, such as noxious weed abatement, and others he has discussed with the board over the past few years, but investment into the well project would be a needed resource and a great asset in correlation to the grant being received by the NRCS through Doug Hunt, to improve the agricultural lands of

DSR. Brad Hunt shared that with our action on a project like the Half Moon well, it would be a catalyst to obtaining the forthcoming grant money. Lack of action on DSROA's part to accomplish this project would make obtaining grant funding difficult. Brad Hunt shared that the grant is a cost share grant to be used on 20 projects on the ranch over the next several years, but also water improvement and fencing projects. Kathy Pierce questioned the use of a water committee in this project. Barry Clarkson noted that the water committee has been dissolved over the past few years, but could be reinstated if needed. Candy Bosze questioned the warranty on the equipment. Phil Hall said that there were standard warranties on all the components and that the bidding company stands behind their design and system. Brad Hunt noted he had seen 10 years on the equipment on one of the spec sheets. Phil Hall shared reassurances that the project was being designed and would be installed by a company that does this type of work professionally for people or parties off the grid all the time, and that it would be serviceable and modern in its design. Brent Fullmer shared his disagreement and continued to express his strong desire that the system proposed is not the best scenario. Barry Clarkson suggested that perhaps a phone meeting between Brent Fullmer, Vance Green, Phil Hall, Brad Hunt, and other interested individuals, be held to better understand the water system as bid.

- 7.2. A question was raised by Michael Jordison regarding [possible strings attached to the grant improvements to the well. Brad Hunt responded that the money received towards the improvement of ranch, through Doug Hunt, does not have strings attached other than to fulfill the agreement of certain approved projects, totaling 20. Phil Hall noted that we need to make use of the well. They bylaws provide the mechanism to be able to do future projects, but that currently the only project in the works is developing the well towards agricultural use. Kathy Pierce raised a question regarding the water rights owned on the well are Dale Clarkson's or belong to the Ranch. Phil Hall noted that 1.3 acre feet of water does belong to Dale Clarkson and are separate from the water rights that DSR holds and will be developed on this particular well.

**8. Open discussion for input on the DSROA CC&R's being prepared for member vote – Barry Clarkson**

- 8.1. Candy Bosze raised a question regarding clarification on the voting. Barry Clarkson noted that in order for passing of the revised CC&R's, a 75% approval, of the entire membership, was needed. Candy Bosze suggested that a notice be provided on the website to encourage members to vote and encourage their member acquaintances to vote to facilitate reaching that number. Barry Clarkson approved that and asked Mariah Wheeler to provide the note on the website. Mariah Wheeler agreed to do that.
- 8.2. Candy Bosze suggested that a write up regarding the importance of voting on the PC&R's to be read at the annual meeting. Barry Clarkson noted he will not be at the meeting, but did feel that commenting on the importance of voting one way or another, should be noted at the annual meeting prior to ballots being turned in. Barry Clarkson agreed to provide a write up.
9. Discussion regarding the Boards favor towards voting for the PC&Rs was had. Brad Hunt indicated that he has been a "thorn in the side" of Barry Clarkson as they have worked through the PC&Rs to develop the language, especially in regard to a couple of items. Brad Hunt noted that he does not agree with changing them because the language of a couple of items remains the same as it has been and he would like to see the guidelines changed in a couple of areas feeling that the document does not protect its members well enough. Mike McNichols noted that in regular elections, an argument for and an argument against was provided as a summary for review. Brad Hunt suggested personal study of each item. Phil Hall agreed that that type of summary wouldn't be possible due to the enormity of the document. Dan Wirt requested Brad Hunt give a 2 minute summary of what should be in there for added protection. Brad Hunt shared: 1) Members should decide how many should sit on the table and the Board has the opportunity to make that decision. 2) Easements access – rights for egress and ingress are pretty loose. A Board could carve the ranch up like a Christmas turkey with roads. He would like the rights of the land to be protected by the land owner. Brad Hunt reiterated that the language on these items currently exists under the current document we live under, and he would like to see some change to it. Brad Hunt shared that he may vote for it simply to allow the language to be updated overall. Barry Clarkson shared feedback regarding the easement concern and noted that according to the DSR plat map, each lot has 30' easement around it. He further clarified that the concern Brad Hunt has is that the roads DSR needs, already exist and the easements language allows for the possible development of another road along a members property. Barry Clarkson shared that in order to add a road, one would have to change the CC&R's and change the plat map through Kane County records. Barry Clarkson noted that the opportunity exists to update the CC&R to current standards and in relation to the State of Utah to the best we can or

to leave the document as is. He noted the document isn't perfect and does not improve or address the issue of easements. However Barry Clarkson feels they should be approved. Candy Bosze posed the question that if they are approved, could a smaller issue be particularly addressed again? Barry Clarkson affirmed that would be the best way to amend a particular section, noting that the document is never "in stone".

10. Other –

10.1. Mike Duvall inquired regarding the gate that was installed by Lyndon Bistline in the wash behind ranch headquarters. Barry Clarkson noted that per the agreement in the last meeting (Mike Duvall pay for the gate, DSR reimburse him) a check was prepared to pay Mike Duvall for the installation of the gate. Mike Duvall noted the gate was beautifully installed and well done by Lyndon Bistline. Brad Hunt invited that going forward, as more fencing projects are being done, for members to take note and help him be aware of places where gates would be helpful to access used trails, noting that he is not aware of all of the trails being used and member awareness would help greatly. He also noted that gates will be installed when possible, but in a discretionary manner. Barry Clarkson motioned that Mike Duvall be paid for the repair. Kathy Pierce seconded. The board voted unanimously to reimburse him.

10.2. Brad Pierce inquired regarding the fencing repairs in Podunk. Brad Hunt noted he went out to Podunk and looked and couldn't see a place where the fence was down. He asked that the members show him on a map where the fence was down after the meeting. Brad Hunt noted that fencing material is available and if there are volunteers who can help with the labor, or Brad can provide instruction on how to repair the fences. He asked for clarification on where the fence was down. A small discussion was had on the location and grazing areas. It was noted that the materials will be covered for the repair and Brad Hunt offered to have them pull their truck over to load the fencing they need, they just need to provide the feet of fencing needed. Brent Fullmer noted that the fence to the forest is down on the north side and the long horns are crossing over.

10.3. Per request of Candy Bosze, John Harris shared an update on Western Legends and invited members to go by and visit and enjoy their presence and atmosphere.

10.4. John Harris also shared a roadwork update including 6" gravel on airport road from Skutumpah to the gravel pit, broad hollow, 90% effective road up over \_\_\_\_\_ road, also quarter horse lane is graded and graveled. Grading started up slide canyon. A quick grading was done all the way to the gate on meadow canyon and straighten out one side. They have also screened about 5,000 yards of gravel for the ranch and its been put down on the road along with another 1,000. Gravel pit has been carved down quite a bit.

10.5. Barry Clarkson was approved to receive a check for \$250.00 for the lawnmower he brought to the ranch for ranch use. There were no objections.

11. Adjournment – The meeting was adjourned with a note that the next meeting will be the Annual Meeting to be held Saturday, September 14 beginning at 10am with a Meet and Greet and official meeting start time of 11am. Barry Clarkson asked that the Board forgo the Executive Session prior to or following the annual meeting and that the Board of Directors continue with the current officers until the first board meeting in October. There were no objections. Barry Clarkson adjourned the meeting.

An executive session was not held prior to or following this meeting.

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Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw