

DEER SPRINGS OWNERS ASSOCIATION (August 12, 2017)

The Minutes of the Board of Directors meeting held:

Deer Springs Ranch Headquarters at 11:00 AM

Name	Position	Responsibility	Term	Present	Absent
Phil Hall	President	Legal; Crawford	2018	X	
Joe Bosze	Vice President	Equipment, Cabins & Maintenance, Facilities, Safety; Crawford	2017	X	
Jodi Akers	Treasurer	Finance, Face book Page; Broad Hollow	2017	X (T)	
Jeff Michelsen	Secretary	Reservations, Web Communications; Lower Slide	2017		X
Barry Clarkson	Director	Legal, Water, Public Safety; Upper Slide	2018	X (T)	
Brad Hunt	Director	Agriculture, Wildlife; Fire Protection; Lower Ranch	2018	X	
John Harris	Director	Roads, Ranch Manager Relations, Safety; Podunk/Upper Meadow Canyon	2017	X	

1. **Call to Order:** Phil Hall called the meeting to order at 11:04 AM with a prayer. Jodi Akers and Barry Clarkson were on teleconferencing; Jeff Michelsen and Marian Wheeler were absent. Members present were: Alan and Fira Anderson, Michael and Joanne Stallone, Bob Allen, Renee Hall, Mark Rowley and Candy Bosze.
2. **Minutes:** The minutes were not available for June.
3. **Financial Report:** Jodi Akers gave the financial report. There is \$11,546 in savings. 100% of the annual dues is expected. There was \$600 in donations for the new washer; the goal is for another \$400. We will ask for donations at the Annual Meeting.
 - A. Garkane propane services for tanks and reduced fuel charges are goals for this year at the ranch to save money. Fuel delivery for gasoline amounted to \$2500 and for red diesel fuel \$1400.
 - B. Jodi Akers took an inventory of the shirts and hats for sale and it is okay and no need to order more.

C. There was clarification of the manager's account and how it is to be used by the managers. The checking account is to be used for the coverage of supplies, gas, Costco supplies and miscellaneous other items. It is at their discretion for paying for things used on the ranch.

4. **Ranch Manager's Report:** Alan Anderson reported on the ranch. The airport sock is torn and needs to be replaced. Phil Hall will look into another one.

A. There is no gauge on the diesel fuel tank to determine the quantity of fuel that is available. Discussion involved around the need for metering.

*****Phil Hall made a motion to have a meter put on the diesel tank the next time the managers go to town. John Harris seconded it.

Unanimous Passed

B. Alan reviewed the problems in the cabins. In Cabin 2 rodents have gotten in the ceiling of the master bedroom. It needs to be taken down and a new ceiling be put in. Cabin 1 has had an overflow of the septic tank. It will need to be pumped out and the system checked for possible upgrading.

C. There is a need for grader work on the roads and the cleanout of culverts. We are also losing gravel on Meadow Canyon Road which needs to be addressed. The ranch could use a dump truck or hire it out which would cost more money for the jobs. Two members have offered to trade out the services for a value off their dues. Brush hogging can be started as the machine is working. The airport runway needs to be brush hogged.

5. **Rules and Regulations:** A company in Kanab (Western Legends, Ken Gottensberg) has requested the use of DSR as part of their route from Bryce Canyon back to Kanab. Jodi Akers has called several times but has not heard from them to solidify the event. It has been suggested that the wagon train of about 60 people will come on Tuesday the 22nd of August to headquarters for about 1 hour. They no longer request the camping of the support vehicles, but if they desire this, then it will be as discussed earlier on the upper part of the meadow. The \$100 fee will be expected when they go through DSR. Sunshine Harris will manage the store for any selling of drinks and snacks, shirts, hats, etc. Showers would be \$10.00 with towels included. A cooler with ice will be available.

6. **Legal:** Barry Clarkson stated that there was nothing else on this matter at this time. All agreed that doing business with Amerigas will change. Mariah Wheeler will send the contract to Barry Clarkson and review it.

*****Brad Hunt made a motion to switch from Amerigas to Garkane to supply our propane. Garkane will come out and switch out the tanks and compensate for the gas in the tanks from Amerigas ASAP. (Clint, Joshua and Jessie will be the contacts.) Joe Bosze requested the new fees to be written and submitted. This was seconded by Joe Bosze.

Unanimous Passed

7. **Annual Meeting Discussion**: Phil Hall discussed the agenda for the September 9th meeting from 10AM – 2PM. It will be a casual hour from 10-11AM for introduction of the candidates and Belvin Killman's program for fire protection, CPWW. Between 11-2PM will be the official agenda meeting with voting. Phil Hall is requesting that each director be responsible for a presentation of their areas of responsibilities with information, posters and pictures. Lunch is at noon and Brad and Tammy will be preparing the food. The auction will be presented by John Harris. There was a thought to have a suggestion box for ideas for the ranch's future and open discussion time. We are also working on the donations for the auction.

8. **Agriculture/Fire Protection/Wildlife**: Brad Hunt spoke about the meeting between Doug Hunt and Barry Clarkson concerning the extension on the cattle lease. It is not ready yet, but should be out to the board next week.

A. Fencing: Brad stated that the bulls were getting through the fence from Broad Hollow and the airport. This needed to be addressed. Karen Frei and Kathy Gentry had earlier input about the fencing at Podunk and Johnny Brown and the cows doing damage. BLM and Brinkerhoff (Hal Hamblin) might help with the supplies for this fencing.

B. Kristi Westward will help to get the grant money for the ranch and the erosion issues and possibly the engineering at Leaf Springs and Half Moon. DSR may be the next in line to be funded.

C. No fire pits at the cabins or on individual lots will be allowed due to fire restrictions and fire ban. Fire pits should be dismantled and only designated areas can be used. Members need to check with ranch managers for this information. Cabin 2 and the upper cabin area are still set up for limb and trim in a couple of weeks when the equipment is made available from CWPP, Belvin Killman. We are looking for a committee for fire protection with Brent Fulmer. We need posters for the cabins and headquarters stating no fires.

9. **Cabins/Ranch Maintenance/Equipment**: Joe Bosze reported on the problems with Cabin 2 and the need to mouse proof it by putting wall board around the exterior and replacing the ceiling in the master bedroom. Cabin 1 does have a crushed septic tank; Mariah Wheeler will contact companies in Kanab to compare prices and availability to fix. All picnic tables have been painted and restored. Joe will get a price on screen doors for the cabins as members are leaving the doors open for air and then rodents are coming in.

10. **Roads/Ranch Manager Relations**: John Harris reported on the safety hazard at the ponds due to a high diving board that was erected by a member. It does not meet any codes for the low depth of the water. It will be removed. Members are asked to present ideas to the board prior to any changes at the ranch.

11. **Reservations/Webpage Communications**: Jeff Michelsen was not present; no report.

The meeting was adjourned at 12:24.

Executive Session Followed.

The next meeting is the Annual Meeting at 10AM at Deer Springs Ranch on September 9, 2017.

