

DEER SPRINGS OWNERS ASSOCIATION (August 20, 2016)

The Minutes of the Board of Directors Meeting held:

Deer Springs Ranch Headquarters at 1:00 PM

Name	Position	Responsibility	Term	Present	Absent
Phil Hall	President	Legal, Manager Relations; Crawford	2016	X	
Robert Musko	Vice President	Fire Protection; Slide	2016	X (T)	
Jodi Akers	Treasurer	Finance, Legal, Water; Broad Hollow	2017	X	
Joe Bosze	Secretary	Equipment, Facilities, Cabins; Crawford	2017	X	
Jeff Michelsen	Director	Reservations, Web Communications; Slide	2017	X	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016		X (EX)
John Harris	Director	Roads, Activities (Managers), Security, Safety; Lower Ranch, Meadow Canyon	2017	X	

1. **Call to Order:** Phil Hall called the meeting to order at 1:10 PM and Linda Alderman offered the prayer. Leland Gentry was absent but excused due to an emergency medical condition happening at the ranch. Members present were: Bob Becker, Brent Fullmer, Vance Green, Trisha and Byron Schimpp, Richard Kline, Dirk, Levi, and Luke Smithum, Bob Allen (T), Linda Alderman, Paul and Nancy Brayton, Mariah Wheeler, Sunshine Harris, and Candace Bosze.

A. The Organization for the Annual Meeting will be: Start at 9AM at DSR Headquarters with lunch (catered by Brad and Tammy Hunt) served at Noon (about 1 hour) and entertainment by Mike Ewing. Sunshine Harris will organize the auction. Candace Bosze and Nancy Brayton will set up the Headquarters and decorations. Pot luck dishes from Members will be requested included in emails.

B. The agenda will be finalized as: Corn Hole and horseshoe competition will precede the meeting and also opening remarks from the President to engage the Members (like who came the furthest) and DSR Shirts and hats will be given away.

Welcome the Members, Prayer, Discuss Financials, Introduce the Candidates (3 min for each of 9 candidates), Collect Votes, Reports from Areas of Responsibility (Directors -10 min), Ranch Manager's Report, Summary (Phil Hall) including the future for DSR, Auction, Votes tallied, Open Forum. Close the meeting. All directors are asked to prepare for the meeting with visuals.

2. A. **Minutes:** The minutes were presented for July 2016. It was asked to include in Follow up Assignments #4, John Harris, the money spent for the different road projects. Discussion followed on the Old Burn Road and the extra charges incurred for the extra distance. The board will pay ½ of the bill which is \$1015 and Joe Bosze will pay the other half. No motion was made to accept the minutes.

B. **Follow up Assignments:** Phil Hall reviewed and discussed the items from the July meeting.

1. Joe Bosze presented the final Generic Equipment Rental Policy for DSR that had been approved. It is requested that it be a part of the Rules and Regulations. There was discussion on the criteria to use for the 4-5 qualified persons to be put on the acceptable list to operate the equipment. The October meeting will include this discussion.

2. Jeff Michelsen will finalize the Welcome letter to new Members at DSROA. When approved, the Ranch Secretary will send it out on Deer Springs Ranch letterhead.

*****Jodi Akers made a motion to complete the Welcome letter and send it out. Joe Bosze seconded it.

Unanimous Passed

6. (Board skipped #3 to #6 as the Members were present.) Podunk Lot 11 cleanup – Members were present: Richard Kline, Dirk, Levi, and Luke Smithum. They stated that they received the letter from DSROA concerning the cleanup of their lot and also included a letter from their attorney. There is a different ownership from records showing the Millets are still the legal owners. The Members misunderstood the request for cleanup believing only the trailers needed to be taken down. Now there is garbage and debris flying around the neighborhood which is a nuisance to the general consensus of the Podunk area. Not all the garbage can be buried or burnt; trash (i.e. plastics, non biodegradable materials, and asbestos insulation) and metal frames could be put in trailers and taken away. Leland indicated that he has seen them working in the areas. Names and phone numbers were given to these members for assistance in the cleanup. No letter will be written back to his lawyer as he will take care of the cleanup.

*****Phil Hall made a motion to have the Lot 11 be finished with the cleanup by the end of December 2016 and invite Leland Gentry (area of responsibility) to check the completed cleanup, bringing it back to the board for a final decision. The owners of Lot 11 agreed. It was seconded by Jodi Akers.

Unanimous Passed

3. Paul Brayton made his letter available in regards to our concerns about Wingate Wilderness Therapy Groups. There still seemed to be their confusion over BLM, Forest and DSR property lines. The question still stands on how DSROA will address them in recognizing the many errors of their direction, camping on DSR private and association property and our general displeased relationship. It was suggested that Wingate personnel (owner, Shane Gallagher) be requested to attend a board meeting in October and attempt to clear up these problems.

4. John Harris, Bob Allen, and Paul Brayton completed their initial traffic study on Meadow Canyon Road from July 2 – 16th. It showed 360 cars traveling towards the Pink Cliffs and 234 cars traveling towards the forest area. 17 Vehicles traveled the Slide Canyon Road. There is a definite difference in numbers. The board is suggesting another vehicle/road survey for our MOU contract with Kane County. John Harris will coordinate this project.

5. Phil Hall has drafted a letter to Kane County and it was read to the board. In general DSR believes that there should be more maintenance done on the Meadow Canyon Road, perhaps gravel (10 loads) should be delivered to compensate for vehicle travel damage, and during the Open Forum, Dirk Clayson could offer information about our current MOU on Meadow Canyon. We also want to start another traffic study.

3. **Ranch Report:** Paul Brayton presented the report indicating there has been a lot of improvement and work done on the cabins. The new security locks have also been installed with Cabins 7 and 8 to be done in September. The amount of rainfall in August has been about 5 inches.

A. The laundry shed is another area for concern that needs to be replaced. Laundry is being done at the headquarters.

B. Nancy Brayton has been working to eradicate the vermin problems in Cabins 2, 3, and 4 with trapping and poisoning. It seems that they are going from one cabin to the next. Some progress has been made.

C. The mattresses are scheduled to be available August 23rd but during this rainy season, they will be stored in a storage unit in Kanab until they can be brought up on the trailer when the roads are dry. We will receive about 28 sets of queen size mattresses and they will be distributed in the cabins.

D. Roads – A large % of the roads have been graded, ditched and culverts cleaned out. This will be a priority. Crawford has experienced damage from the rains and will be addressed next week. A culvert may be required in a specific area. A map will show all areas worked on at the Annual Meeting. Brush hogging is needed at the airport area. The new policy is to do preventative work on the roads to prevent emergencies. The cattle guard was removed from headquarters and will be placed at the upper meadow near the Iron Gate.

E. The Half Moon reservoir is filled, so the large culvert was opened with the use of the backhoe.

F. The drinking water tests have come back good for areas tested. DSR was asked to participate in a sanitary survey; DSR scored a 100% and this was excellent.

G. Equipment – the backhoe has 47.3 hours of operation completed for DSR projects; 24 hours on the grader and no hours on the Kubota. The U joints still need to be replaced. Oil changes need to be done on the equipment (Backhoe) and truck; there is money to complete these jobs. No new tires.

H. The cabins still require painting on the inside and are a priority of the managers. The rain gutter needs to be installed on Cabin 3.

4. **Financial Report:** Jodi Akers reported that the account shows a little over \$25,000 with \$2400 in savings. We have received \$7000 from hunters, \$6000 from Doug Hunt for cattle, \$4,000 from reservation fees, \$1900 (end of July) from Pay for Play. There is a projected \$16,000 from assessments. The Board will review the budget and the Profit/Loss sheets. There have been special projects this year including the grizzly, backhoe, locks, and Cabin 3 new stairway and deck. New T-shirts are available to the ranch to make a profit from \$21, XX \$23, XXX\$24.

5. **Web Development and Communications:** Jeff Michelsen reported on the lack of responses from the newsletter concerning interest in an RV dump station. Due to lack of interest, it will be put on hold. He presented a flow chart for the process of making a reservation. He also presented a table indicating the value of Cabin time and its worth. The welcome packet is in progress.

6. **Legal:** Phil Hall and Jodi Akers reported on projects the Board has been working on.

A. Jodi Akers presented paperwork on the easement across association land to her lot 128 driveway; it has been a verbal agreement to date. Trisha Schimpp indicated the wording should not be easement but allow access across the land, just permission. It would be ingress and an egress across DSR property. Her document will be amended to include this wording.

B. Rules and Regulations – Final draft.

1. 7.0 – Hunting and Firearms – Leave it as it is. It should be according to the Utah Laws and Kane County Ordinances. There should be safety practices at the ranch; restrictions should be in place for the members. A letter should be sent to members not following the Rules and Regulations.

2. 10. – Swimming – It was discussed at length the rules for swimming in the ponds at DSR and the responsibility of the swimmer and the parents/adults. It was decided by a straw poll that 3 standard signs would be used indicating swimming at your own risk. Linda Alderman would order these signs.

3. There was discussion on muddy roads and possible charges for damage or maintenance during the winter months. Leave it as written.

4. Gravel Pit Rules – In the rules, it was suggested to use generic names for contacts so that the policy can continue without name changes. This would mean using the generic word managers, not for instance Paul Brayton or Brent Fullmer.

*****After the discussion, Phil Hall made a motion to accept the rewritten Rules and Regulations. Joe Bosze seconded it.

Unanimous Passed

C. General Liability Policy – After the advice was given to the Board about being covered more broadly, the increase would have been from \$300 to \$900. Then this stand alone policy price would go up to \$1498. The total bill would be \$8103 for the ranch to pay for insurance. The new rate was accepted by all directors.

7. **Fire Protection**: Robert Musko (T) reported that Kane County was not in the part of fire restrictions in August. Paul Brayton stated that there was a lightning fire in the Slide Canyon and Podunk areas. It was called in. Paul Brayton cleared 8' sagebrush in Slide Canyon and widened the road to 25'. The oaks need to be removed after the gravel pit.

8. **Cabin Maintenance and Equipment**: Joe Bosze noted that the plumbing for cabins 1-4 has not been installed deep enough to allow for winter occupancy. The cabins are also not insulated well enough so it means that they should be winterized and not used during the winter months. The Garden cabin also needs to be winterized. The amount of work and money that it would require for the cabins to be viable in the winter is not in the budget. It was suggested that Cabins 7 and 8 could stay open until December and then not be available until spring. There could be a "de winterize fee of \$100" if they are occupied or rented, but otherwise they would remain winterized all of the winter season.

*****Phil Hall made a motion that Cabins 7 and 8 would remain available to rent up to December 31st, but they would only be available after that date with a "de-winterize fee" of \$100. This should be included in the Rules and Regulations. John Harris seconded it.

Unanimous Passed

9. **Roads and Safety**: John Harris stated that there was a need for a culvert replacement done in Broad Hollow. Vance Green will donate the culvert (\$285) in exchange for brush hogging done in the area of Lot 156. This proposition was already accepted so the work will be done.

Some safety issues for members were mentioned. Black bears have been sited at Podunk so food should not be placed outdoors, a red flag to animals. New lot owners have been told that there are no snakes in the area as well as no mountain lions. This is not true so all should be advised to be careful.

10. **Agriculture**: John Harris reported for Leland Gentry as he was absent from the meeting. He stated that he spoke to Ben Clarkson about the fencing at Johnnie Brown and it was in poor condition some time ago. There were 2 bids (one at \$4000 and one at \$6000) but the budget is already ½ gone now. Paul Brayton said he could do a patch job on the fence for the 2 1/2 miles needed. Brad Hunt may also help out with this if asked.

11. **Water Resources**: Jodi Akers stated that Dale Clarkson submitted the Meadow Canyon permit for the change of use application. He was given the go ahead to move forward. The water right for the quick claim deed of 2.25acre ft per year was signed off by Phil Hall. The utility easement was also signed off.

The meeting was adjourned at 5:34 PM. Executive Session met following the general meeting.

The Annual Meeting is on September 10, 2016 at 9AM at DSR Headquarters.

Follow up Assignments (Old Business)

1. There was discussion on the criteria to use for the 4-5 qualified persons to be put on the acceptable list to operate the equipment. The October meeting will include this discussion. It is requested that the General Equipment Policy be a part of the Rules and Regulations.
2. Cabins 7 and 8 would remain available to rent up to December 31st, but they would only be available after that date with a “de-winterize fee” of \$100. This should be included in the Rules and Regulations.
3. It was suggested that Wingate personnel (owner, Shane Gallagher) be requested to attend a board meeting in October and attempt to clear up these problems.
4. The board is suggesting another vehicle/road survey for our MOU contract with Kane County. John Harris will coordinate this project.
5. Linda Alderman will order the Swimming Signs for the ponds.
6. Paul Brayton:
 1. Crawford Road damage from the rains needs to be graded. A culvert may be required.
 2. Brush hogging is needed at the airport area. The oaks need to be removed in the area after the gravel pit.
 3. The U joints need to be replaced. Oil changes need to be done on the equipment (Backhoe) and truck.
 4. The rain gutter needs to be installed on Cabin 3.
 5. Paul Brayton said he could do a patch job on the fence for the 2 1/2 miles needed. Brad Hunt may also help out with this if asked.