

September 11, 2021  
Annual Board Meeting  
11:00 AM

**Mike Conducted and Opened with Prayer**

- 1) **Announcement of the Administrator replacement** - RELEASE OF MARIAH as the DSR Administrator. We presented an appreciation with a bouquet of Flowers and a \$100 Gift Card from the Board to say "Thank You". Mariah has accepted the position at Kanab High as the Librarian. Congratulations.
- 2) **NEW REPLACEMENT & HIRE** - Jennifer Schaerer - She is a member of DSR with ownership of Lots 38 & 39. Jennifer is neighbors of Mariah has been working and will be working tightly with this transition to make it as smooth as possible. She will be getting all the books, ledgers, checking accounts on Monday, September 13th. Mariah will be assisting as a mentor when needed.
- 3) **ROLL CALL** - All Board Members were present- Mike McNichols, Joe Bosze, Kathy Pierce, Kurt Jacobsen, John Harris, Cindi Olson, Larry Clarkson.

Member present for the meeting - Sharee Tobler (23), Karen Frei (13), Scott Koller (15), Taneisha Spor (34+), Chris Nelson (127), Doug & TaNeal Bosze (107), Candy Bosze (107), Nyle Willis (69+), Dan Wirt (30+), Phil & Renee Hall (58 & 44), Jeff & Tina Collins (121), May Woolsey (220), Christina & Jerome Logan (51), Don Cox (291), (270), Phil & Cheryl McMillian (304), (64), Mark & Cheryl Rowley (233), Tanya Solana (249), Wayne & Christina Jensen (284), James Brown & Joan Smith (269), Dale & Patsy Clarkson (234), Lyndon & Juanita Bistline (151), Linda Alderman (152), Marc & Jennifer Schaerer (38 & 39), Barry Clarkson (33), Dave Ritter (129), Ron Benson (214), Mike & Theresa Jordison (67), Bart Battista (94), Kevin & Cindy Poole (64), Vance Green (155 & 156), Roland & Missy Bean (137 & 138), Sunshine Harris (163), Tammy Leavitt (232), Bob & Pat Headman (160)

Members on the Conference Call - Alexander Scharnetzki (282)

- 4) **Approval of the 2020 Annual Meeting Minutes** - Kathy asked if anyone had any corrections or questions of the last year's minutes that Mariah had sent out this last month for their review. No questions or inquiries by the members. Kathy Pierce proposed that we approved the minutes and John Harris second it and all board members APPROVED.
- 5) **Introduction of the Candidates** - We held a meeting an hour earlier for the candidates to introduce themselves and answer questions. Those included were - Kurt Jacobsen, Larry Clarkson, John Harris, Cindi Olson, Jeff Michelson  
The Candidates that were no shows were - Lynette Foster, Ed Kennedy, Shauna Cox.  
Everyone took a few minutes to do a 2 minutes introduction that didn't make the earlier time frame. Lynette Foster was at the meeting and took some time to introduce herself.
- 6) **Final Call for Ballots** - Everyone who hadn't turned in their ballots turned them into Mariah. Mariah Wheeler, Jennifer Schaerer and Linda Alderman and Tina Collins, May Woolsey counted Ballots in the Garden Cabin.

**7) Area Responsibility Reports by the Board -**

**a) Larry Clarkson - Roads, Wildlife**

The Ranch generates \$ 15,000 to \$ 20,000 for Deer and Elk Tags each year. Larry did the work in putting in the RV Pad with the Septic Tank and Water lines.

Larry has done a lot of the road work for DSR and also hired out for members wanting to put roads and pads into their purchased lots doing private work.

Larry has a business in the late summer in Alaska and so he has been gone for the last 2 months.

More Members are using water, we need to work in putting water systems with the State.

The water hauling guidelines are strict and Larry has been working behind the scenes to get it more user friendly for out here are DSR.

Larry is still healing from shoulder surgery.

**b) Cindi Olson - Volunteer, Garden, Work Campers Program**

RV work camp is working very well. Kevin and Cindi Poole have really helped a lot and are lot owners. Cindi introduced Kevin and Cindi as our new work camper volunteers. We will have 3 full RV sites for the work campers and hope to have them completed by fall and filled for next year. We will have them plant flowers, paint and fix the fences at HQ to make this look really nice and more welcoming.

We have a community garden and invited the members to get a bag to get some veggies out of the garden. We have lots of lettuce, spinach, radishes.

**c) Mike McNichols - Culverts, Water**

Mike commented on the Volunteer program that Cindi has implemented will be put on the website with projects and time frame to complete projects for the volunteers that would like to help. It will also include the skills needed to do the project. This will help the volunteers know if they can do the project that they are volunteering for. Mike wanted to put an Owner/Volunteer recognition on the website for those that have helped in the volunteer work. One of our examples this last week is Dan Wirt donated funds to put in 4 culverts on the roads up by his place. This was done on the ranch owned roads. He donated about \$ 5000. Thank you Dan.

Mike took over the chairman for the water community from Barry when he stepped down.

There has been a lot done on the water systems. The entire upper canyon water system has been completely redone. We've put in a new water tank at the bottom of the spring and new pipes and buried deeper to help us not have water line breaks. The lower water system has also had a lot of work done. We put in a new 2" line to bypass the 4" system that has existed for a long time. The bypass will help so if we have problems with the old 4" system, we can bypass it without shutting down the whole system. Both are huge improvements. Also the "J" Station for hauling water for members have been fixed several times. It has had problems. So we have done a full proof system thanks to Brent and Larry and Kurt. They have replaced the valves to help with the problems. We still need to be cautious in getting water. We need to work on actively putting systems in place to have members hook into these systems. Water is available in areas of the ranch that is not being used and we need to put these systems in place so members can use them. We need to take action to move forward.

**d) Kurt Jacobsen - Cabin 6 remodel, Work Campers**

Cabin 6 has been remodeled and is nearly finished. The work camper program is a system that is to help with the core of the ranch to help Kurt be available to do other things. This opens up a broader spectrum for Kurt to do more and the ranch get more things done. The work camper's duties include the laundry, cleaning the cabins, cleaning around the HQ's.

**e) John Harris – Roads, Culverts**

The main area of John's responsibility is keeping the roads maintained. The weather, dry and wet, keep road work duties to be on a continuous job. It is a tough job but needs to keep up so we can get to our properties. The Lord has blessed us with rain and grateful for it but has caused a lot of road damage. We got 2 graders out here to clean up the roads and as soon as we got several done, we had another flash flood that caused more damage. Graveling every DSR road has been a goal since John took this job as a board member. The biggest cost on gravel is the transport to the different areas. It is expensive. Dale has black cinders that he owns and has donated some of this to put on Slide Canyon Roads as it is at the top of Slide. We have owned mineral rights for other areas and want to work on getting them for the other areas of the ranch. We have several culverts for different areas of the ranch. Johnny Brown has been given 2-30" culverts to put on a bad area of their roads. The members of Johnny Brown have equipment and have offered to donate their time to put them in. They still have not been delivered but will be placed up there this week.

**f) Kathy – Lower Cabins, Agriculture**

Cabin 7 is almost complete but need the porches to complete Cabin 7. Cabin 6 is nearly completed and plans for Cabins 9 & 10 to be remodeled this coming year. We have purchased mattresses for Cabin 7, Cabin 6. I have ordered for Cabin 8 but have been put on hold. With each remodel of the cabins, we are replacing all the mattresses so we will be ordering mattresses for Cabin 9 & 10. We have created a maintenance log to for each cabin and will place them in the cabins. Anyone that is interested in volunteering to do anything on this log, we ask you to sign with you lot # and date so we have record of all the things being done of the cabins. I am on the Agriculture committee with Kurt and we have discussed the thistle problem this year. The chemicals are very strong and needs to be done by a licensed contractor. Kurt is going to get his license in the spring to do that and we will be addressing the thistle problem next year.

The Neighborhood report I have is that we have being working in several areas of the Johnny Brown area to limb the trees for Fire control.

**g) Joe – Upper Cabins, Equipment Maintenance**

Jeff and Tina was hired to put the wall board to mouse proof Cabin 4. We did the water heater closet and should be good for the mouse proofing. It is pretty clean. Working to put new flooring in and replace the stairs. They are really steep. Cabin 1 has been painted and new window coverings. The propane lights need to be lowered because they are difficult to reach. Cindi gave a pat of the back to Joe and Candy for the work they have done to Cabin 1 and made it look great. They have been working on since the last board meeting and made it look very bright and homey. They cleaned and rearranged the kitchen. We appreciate everyone taking care of the hard work put into these cabins. We are all owner's and this is all volunteer work. Cabin 2, 3 all have new mattresses. Cabin 1 got new mattresses last year. New furniture in Cabin 4. We love any volunteer work to help with any cabin improvements. Screen doors were put on Cabin 3 & 4 and Cabin 1. Joe wants to put a screen door on cabin 3 upstairs. The air will circulate to ventilate.

Barry asked how the 2 Solar Trailers are working out for the ranch. We are buying a building for batteries and the solar trailers that is back east and is looking to pick it up. Larry may need to pick it up. We are changing out refrigerators to electric. These trailers will be helpful in switching the refrigerators. Barry said that he has a friend that has about 100 solar trailers that he is selling. If anyone is interested, contact Barry and he will give them his number. He doesn't have prices and any other information. Mike asked for the contact and information, he will get it distributed. Barry said that he will be asking more than Kathy

got it at the Auction because his friend has purchased and transported from LV. But he will find out and get it to Mike.

Vance wants to give thumbs up on the RV Park. Thanks Larry and others that helped.

LUNCH & AUCTION

## Official Election Results of the Deer Springs Ranch Owners Association 2021 Board of Directors Election

Mariah -

I have here the Official Election results of the Deer Springs Ranch Owners Association 2021 Board of Directors Election.

To begin, may we take a moment to recognize our current Board of Directors for their service.

There are FOUR positions available for the DSROA Board of Directors. The candidates running for these positions are:

*Kurt Jacobsen, Larry Clarkson, Cindi Olson, John Harris, Ed Kennedy, Jeffrey C. Michelsen, Shawna Cox, Lynette Foster*

### **A total of 167 Ballots were counted.**

The FOUR candidates, receiving the most votes and whom will now be appointed to the Deer Springs Ranch Owners Association Board of Directors, for the 2020-2022 term of service, are:

**1. Larry Clarkson with 155 votes**

**2. Kurt Jacobsen with 148 votes**

**3. Cindi Olson with 126 votes**

**4. John Harris with 104 votes**

The remaining candidates vote count is as follows:

1. Jeffrey C Michelsen with 58 votes
2. Shawna Cox with 26 votes
3. Lynette Foster with 22 votes
4. Ed Kennedy with 21 votes

Survey that was proposed on the Ballots were:

Allowing Members to allow rentals on Property (Tents, etc): 22 voted YES and 99 voted NO for a total of 121 votes.\*

Updating the Bylaws: 91 voted YES and 27 voted NO for a total of 118 votes.\*

\*The vote totals are not equal because some members voted for one question and not the other. This concludes the results report of the 2021 DSROA Annual Election. Thank you for your participation in this election.

## Survey Responses :

- NO - Although I'm opposed to full time commercial STR activities, I am not opposed to the occasional STR and imposing limits on the number of days, occupancy, etc.
- NO - Any commercial venture that will increase traffic out to the ranch (and use of ranch roads) and impacts other owners needs approval of the board AND the membership.
- NO - Bylaws: I don't see a reason to update current restriction, but some may need more clarification. Trust you to use best judgment.
- Bylaws: let the board choose the best option
- Bylaws: there are reasons not to get too specific about usage; this would require approval of members. At a minimum DSROA members should not take on any insurance/obligations due to other members profiting from their lot. Other concerns include behavior of non-invested folks using the lots and usage increases, especially roads and common areas.
- YES - Concerns: association could end up in legal fight so need to add legal policies to govern; lot owner insurance required (what level); HOA need to increase insurance?; injury coverage increase (on lot vs. on common areas/roads); wear and tear on HQ facilities; community (road maintenance, guests from out of country, litter, fires, animal attacks); zero long term interest in community, parking, traffic; use of common areas - too many already...infrastructure to support volume; personal profit vs community gains (calculations at 15 lots x 11 tents at 80% capacity indicate potential for 6000+ additional guests per year in 6 month season) - do we want these people showering at HQ?; water consumption of guests; administrative responsibility increase (enforcing rules, imposing fines); event promoter activities, really?
- YES -Current governing documents may be acceptable as they are currently. New clarifying statements on use may be useful. Need Atty Clarkson's expertise on these issues.
- YES - DSR is marketed as a residential community where 'friends and family' can get away and enjoy recreation, etc. These 'friends and family' do not have ownership interest in DSR. They are GUESTS. Only the legal person owning the DSR lot has ownership interest. The worry voiced by some lot owners is unfounded. If a lot owner has ever had a 'guest' come enjoy their property with them, or one of the association cabins - which probably applies to all lot owners - they have done exactly what other lot owners hop to do - let 'guests' enjoy DSR. Whether owners allow their guests to enjoy DSR for free, or they charge their guests (via Airbnb or glamping, etc) it is the same, they are allowing non-owners to enjoy DSR. Which is the stated purpose of DSR. Airbnb and glamping enterprises SHOULD BE ALLOWED; however, all owners who participate in commercial enterprises MUST get the required permits, pay the applicable taxes, and operate lawfully. It is my suggestion to the DSR Association that it require owners who participate in any commercial activity on their land to show annual PROOF of registration, proper permits, etc. and the association issue its own operating permit to them. This ensures owners are conducting activities legally and lawfully, and allows the association to better monitor such activities. To point out some issues: if commercial enterprises were wholly banned at DSR, then the association itself could not rent out its cabins to members or non-members alike. In addition, the sale of lots would not be allowed, since that is a commercial transaction on DSR property. Also, DSR Association could never charge rent for camp-workers, or for grazing rights, or any commercial activity. Banning commercial activities at DSR leads to a litany of issues. The whole point and purpose to DSR is for others to enjoy the land and amenities. SO LET THEM. Just make sure owners (and the Association) do it in a legal and lawful manner. Also, I'd like to point out,

the more guests that visit DSR, the more lot prices will rise (i.e., more demand) creating long-term value for lot owners. Finally, it is the nature of almost all people, once they obtain property - whether it be a car, house, land, money, etc. - they immediately do not want to share it. We need to fight this tendency. The future is a sharing-world, a common world, where people share possessions. A sharing economy is a more efficient economy and one where more people prosper. The fact that our world is changing to a sharing-economy is evidenced by the success of enterprises like: Airbnb (sharing your home with others), Uber & Lyft (sharing your car and time with others), Turo (renting personal cars to others), Hip Camp (renting land for RVs or camping to others), and Neighbor (rent garage or other spare space to others). The world is moving to a sharing-economy which allows all users the more efficient use of resources and possessions, and enables property owners to financially recover the costs of their investment. I voice my support for allowing owners the ability to allow their guests to enjoy DSR, whether for free, or for payment, is up to the individual lot owner so long as they abide commercial enterprise laws.

- NO - DSR should NOT be used as a short term rental opportunity
- NO - I am concerned about the increased vehicle, ATV noise and congestion that might accompany short-term rentals/glamping at DSR. Also, non-owners out here might not have the respect for the land and privacy desires of the DSR owners.
- NO - I do not feel individual commercial ventures are beneficial to the original selling point of the ranch which is why we bought - we like the seclusion and quiet
- NO - I have another property in Arizona and lots of owners are going with short term rentals and Airbnb's and it is a NIGHTMARE. The renters don't care about the rules they're just there for a few days - they leave trash behind, they don't have insurance for any damages etc. and who "wants to" "has the time to" police any of the issues mentioned! I believe we will loss the peacefulness of our DSR Ranch communities because incoming owners will only be interested in the money they can make and not the impact on our community, wildlife etc!! I vote no shorth term use. :-)
- YES - I prefer less regulations/rules, but if something is becoming an issue or question (which this seems to be) then it should be clarified. I may follow this up with an email. Thanks for asking!!
- NO - I purchased here to get away from the business and commercial activities where I come from
- NO - I think opening up the idea to glamping or Airbnb will create a different experience. There an increase in commercialization. People with no skin in the game will create destruction fires, rowdiness, and make other lot owners pissed which then they will sell and further the destruction of the ranch.
- I think we should be able to share/rent our own dwellings to friends and family. But don't like the idea of posting our properties on Airbnb or VRBO.
- NO - I thought the bylaws state no commercial activity.
- YES - I would like to feel free to share my cabin with whomever I want but I do not feel anyone should be allowed to run a rental business on their property in any way.
- YES - I would like to find a way to protect what we have here at DSR as individual private property. I don't mind people using their lot and property, but it must not adversely impact neighbors and association physically financially or otherwise.
- NO - If owners are allowed for monthly rentals, the owner will have to paid higher yearly fees.

- NO - If the amendment to the documents is regarding glamping or short-term rentals, then yes we agree with the amendment. We came to DSR looking for privacy, seclusion, and quiet. Short term leasing will likely interfere with what DSR is meant to be. There is also a concern with the maintenance of roads and water consumption.
- YES - I'm for less government - more individual rights in managing our own properties; however, I understand the impact of large commercial interests, and I feel any doing commercial ventures should cover the costs of usage for roads, etc.; I think all lot owners should have freedom to develop income generating businesses, but perhaps the board can draw up some guidelines for what size income generating businesses are allowed so we can keep the ranch more family oriented. I'm not aware of any large impact ventures anyone here is planning, though "glamping" may have a large impact unless some limit of glamping sites is adopted. So perhaps it would be advisable for the board to update the documents in question being careful to impact lot owner's rights as little as possible
- NO - I'm not sure you can say what is acceptable, but you can set up several glamping tent and rent them out. If someone were to do something like that, they would have to have an onsite manager.
- NO - It is already difficult to arrange acceptable time for members use. Allowing non-DSR guests to stay will only make that problem worse.
- NO - It is my opinion that the use of DSR lots for purpose of rental to outsiders seeking a glamping or wilderness experience is extremely risky and endangers all the property owners. I do not support the use of lots or cabins for this purpose.
- YES - It would seem that now is the time to specifically make clear some of the more vague positions the Ranch has.
- NO - More people = more problems!
- NO - My wife and I are firmly against the use of DSR property to be rented out as a business for transient populations. We purchased our lot with the understanding that it was a residential community - a family. Additionally, non-owners have zero responsibility for observing DSR guidelines.
- NO AIRBNBS. We don't need competition for DSR's very reasonable cabin rentals. Thus, NO EXTRA use of our roads and water.
- NO - No business transactions with strangers. Friends and family should be acceptable.
- YES - Not sur when the last update to governing docs was made but believe they should probably be update every 5 years to remain timely.
- YES - One of the main aspects of the DSR area and community that attracted me is the freedom to use my land as I wish. Of course I aim to be respectful and considerate of neighbors and the community. Therefore if a problem arises due to short term rental by any member that problem ought to be individually addressed and resolved to that specific problem. I strongly encourage hesitation on any blanket or general additional restrictions. I also encourage an open discussion on how to meet any changes that may result due to short term rentals.
- YES - Only if owner is on property. I'm against just turning it loose for anything.
- YES - Our lots are our business
- NO - People who do not own property here do not have an interest in respecting property or roads. They are just here to have fun, and if they are paying a fee they feel justified in doing whatever they want.
- NO - Preserve the ranch for private residential use not commercial

- YES - Proper county licensing required; designated percentage of DSR lots for rental purpose (i.e., 5-10% of lots at any given time); only one rental unit per lot; bond/deposit paid by lot owner and held in escrow to cover any damage or other issues by renters. We already allow non-members to rent cabins, so with controls as noted above, we could issue conditional-use permits within limits. Water allocation per lot would have to be conditionally modified if a rental unit is added; pay more per gallon for any additional water used (like municipalities do). Conditional use permits could carry impact fees to cover additional road maintenance.
- YES - Short term rentals within reason. Lot owner must be present and there should be a limited quantity of campsites or rooms, i.e., 4 campsites or 2 rooms
- NO - Thank you for asking these questions. :-) Short term rentals to people not interested in the Ranch would create more traffic, noise, careless behavior, and all the other things that would diminish the purity and tranquility of the Ranch.
- YES - The appeal of the HOA at DSR is that it didn't have LOTS of restrictions like regular neighborhood HOAs.
- NO - We believe in keeping DSR private, available to owners that value its glory. Not to commercialize it.
- NO - We do not want any rentals to be allowed. It would cause more traffic on the roads and if people do not own the property it is very likely they will not respect it or the surrounding areas or others' property.
- NO - We should write some rules and use them for a while to see how it works out before we change the governing documents.
- NO - We would be against anyone staying at the ranch besides members and their close friends and family
- YES - to rentals only if owners are present, no if they are not on the property. If you have guests like a neighborhood group or church group or a scout group or a girls camp etc. and you are there with them, then you be able to charge them a cost plus use fee to cover your costs.
- YES - but only with a primary home and/or one accessory dwelling unit (ADU). I do not like the idea of anything more than that. If we choose to allow glamping or more than one primary ADU than that, lot owner should pay additional association fees and should not be allowed an increased share of the association public water system. The lot owner should be required to provide the association an approved Division of Water Quality appropriation letter and approved point of diversion on their lot.

Nest Board Meeting Scheduled for October 9<sup>th</sup> at 10:00 am at the Ranch HQ. The Executive Meeting starts at 9:00 am.

Meeting Adjourned

DocuSigned by:  
  
0BC18BEDD25240A...  
Cindi Olson

DSROA Secretary

10/31/2022