

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

## DSROA Board of Directors Meeting

**Saturday, October 6, 2018 – Deer Springs Ranch Headquarters**

### 1. Welcome/Prayer/Roll Call

1.1. The Board and Members were welcomed by the newly appointed Association President, Barry Clarkson. A prayer had been offered in the Board Executive Session held just prior to meeting to determine officers, so a prayer was not necessary.

1.2. Roll call was conducted:

- The following Board Members were present in person: Barry Clarkson, Joe Bosze, Brad Hunt, Kathy Pierce, John Harris, Larry Clarkson. Phil Hall was absent.
- Others present in person: Candy Bosze, Dale Clarkson, Brent Fullmer, Tammy Hunt, Sunshine Harris, Trisha & Byron Schimpp, Phill and Rachel Hunt, Ranch Caretakers and Mariah Wheeler, Office Administrator.
- Others present by phone conference: Vance Green

2. Presentation and Approval of Minutes – The Board Meeting Minutes from the July 2018 Meeting were prepared and presented to the Board by email prior to the meeting. A motion was made by Joe Bosze to accept the meeting minutes as provided by email, prior to the meeting, by Barry Clarkson. The motion was seconded by Kathy Pierce. The motion passed by unanimous vote.

3. Financial Report – Treasurer, Joe Bosze, differed the financial report to Mariah Wheeler, Office Administrator. The bank account balances were stated and further discussion on financial matters such as budget items was forwarded to the appropriate line on the agenda.

4. Office Report –

4.1. As of the last meeting there are no new members. This year we total 15 new members to Deer Springs Ranch.

4.2. Cabin usage is currently 55% which is higher than in recent years to date. The most used cabin year to date, is Garden Cabin and the least used cabin is Cabin 6.

5. Caretaker Report - Phil led the discussion and update on the Ranch. Many items have been improved and some projects continue:

5.1. Fencing built around clean out unit and valve for the lower water system;

5.2. Trash removal and clean up around container area;

5.3. New wood shed has been built and 2 ½ cords of wood have been split and placed in it;

5.4. Directional cattle fencing is being constructed;

5.5. Headquarters Corrals have received many much needed updates;

5.6. Fences have been repaired with the help of Hal Hamblin, local livestock owner who shares a fence with DSR;

5.7. Barbwire installed and fence posts replaced in the Lick Wash area;

5.8. Short discussion on cabin change overs, laundry and other ranch duties;

5.9. Tool Shed is continually being organized and tools that are low quality or broken, are being replaced with better quality, including a new drill. All tools are being branded with DSROA, including tool bags and tools with bags as applicable.

5.10. Saw horses purchased for use of the ranch have been branded with P&R. Those are personal items.

5.11. The new refrigerator purchased for the ranch has arrived at Lumber Plus and will be picked up through arrangements with Brent Fullmer who will also be taking in the Trash Trailer for a dump.

5.12. The leach line to the Garden Cabin has been finished under the direction of Larry Clarkson. A fence has also been built around the tank to protect it.

- 5.13. Permits have been acquired from the BLM for post and wood gathering. More permits to collect wood above the ranch hope to be acquired soon. It was discussed that those permits would be unhelpful as the wood there is all pine and pine type and would not be good to burn, causing creosote build up. Wood type for stoves is Oak or Cedar. Cleaning up wood around the ranch is a great way to collect fire wood while doing other projects.
- 5.14. GARDEN CABIN – A break in on the Garden Cabin, or damage done during a reservation, has resulted in the balcony door and door frame receiving significant damage such that the entire thing needs to be replaced. Because they have been busy on other projects and with the rain, the door has not yet been replaced.
- 5.15. WATER TESTING – Rachel spoke with Janet from the State Office of Water. After clearing some confusion with Janet, Janet approved the procedure to have 4 tests submitted on Monday of that week. If the tests passed, the concern would be cleared and regular testing could begin a week or two after the 4 sample test. Testing was done and passed, so all concerns are currently resolved. Rachel stated she learned that the upper system is investigative only. Barry explained what Coliform positive meant as opposed to eColi positive. The ranch has only recently had Coliform positive tests, but all is resolved at this time and the Ranch Salamander lives on.
- 5.16. TOOL NEEDS – With the replacement of many broken and low quality tools happening, Phill has begun a list of needs for the ranch for the next year's budget:
- 5.16.1. Air Impact or Electric Impact tool – discussion on the new battery powered type was positive and will be looked into.
- 5.16.2. Floor Jack – discussion on a floor jack was positive with the suggestion to watch for specials. John offered to donate a large floor jack big enough to use with a tractor. It was undecided whether the jack was too large to maneuver and perhaps wouldn't be helpful due to the gravel working areas. It was decided to shop for one and also look at the one John is offering.
- 5.17. SOLAR PANELS – an upcoming project will include fencing around the solar panels.
- 5.18. FORD TRUCK – The Ford truck is unusable as it will not go into park. It is having transmission trouble again. A warranty on the transmission should exist with MD Auto. Brent will be coordinating loading it on the Ranch trailer and hauling it into MD Auto for repair. Brent will also be picking up lumber from Kaibab Lumber Mill on that same visit. As well as bringing in the trash trailer and picking up the refrigerator from Lumber Plus.
- 5.19. Phill and Rachel are both training on the Backhoe.
- 5.20. The BLM has granted permission to grade the road to the point referred to by the Caretakers (but not necessarily the actual place) Deer Springs Point.
- 5.21. Rain total for the last few storms so far is 1"
- 5.22. FRONT PORCH ON RANCH HOUSE – Phil requested that they be allowed to improve the front porch of the Ranch House due to snakes being ever present on it. They would like to sheet it with ply board and spray foam to seal holes.
- 5.23. The improvements to the Ranch House are almost through.
- 5.24. A request was made by Phill that the procedure of using straw to insulate the water heater be discontinued and the water heater room be well insulated and prepared to protect itself from the winter cold without the straw. The board supported the idea.
- 5.25. Recently, Rachel has sold some goats. The money has been taken to Mariah at the office. 25 bales of hay was also recently purchased from a local farm.
6. 2019 Budgeting was forwarded to the end of the meeting.
7. Discussion on the CC&R's going forward – Barry Clarkson stated that he was completely unsure why the Bylaw's would pass, but the CC&R's would not. He posed the question, does the Board want to continue to pursue a passing of the CC&R's and to what effort? Discussion was had as Larry asked the question – what would the process be if we go forward. It was stated by Barry that it would not be a simple process. This is something that can be voted on over time until enough votes are cast to pass it. It would require the board to contact members personally and ask them to vote. Joe suggested that he also had many express their concern over 14.10 as being the item with the largest concern, it stating the "declarant" to be Clarkson Investments, LLC. Discussion was had regarding the difference between the legal parameters of a public utility easement and the legal parameters of a private driveway. Public

utility easements exist on all lots. Barry proposed to make revisions where needed based on Board input, but especially with discussion on item 14.10 and to continue to work towards it. The Board agreed to continue to work on this. End of discussion.

8. Rental of Backhoe and Other Equipment, clarifications – Discussion included many topics of concern by many Board members, including:
  - 8.1. Damages – equipment has been lent and has been used by members, with the result of being broken or not appropriate cared for, at each use.
  - 8.2. Qualified Operators – A list of approved qualified operators must be made. One is available already. A discussion on what the qualifications are to be on the list.
  - 8.3. Checklist of Maintenance – Prior to all equipment being lent, it must be properly prepared by the Caretakers or member using it to ensure safety.
  - 8.4. Repairs for Damages – It was noted that people will fix things as cheaply as possible. It is a need to have qualified people to fix broken or damaged equipment also and we must pay them for their hours and parts. The only person the Board felt is qualified is Larry Clarkson. However, even operators that are qualified may not use the equipment in a way that will allow the equipment to have longevity.
  - 8.5. Ranch Emergencies – The equipment was purchased originally to be self-reliant for ranch business and emergencies and not for the improvement of member owned lots. The tractor we purchased is old and will be worn out quickly with so many operations.
  - 8.6. Protocol for Equipment Rental (if approved) – An advance reservation must be made and proof of coordination with a qualified operator must be provided. However, DSR Emergencies are first and foremost and have overriding priority.
  - 8.7. Collection for damages – The question was posed that damages on equipment are not inexpensive and can go into the thousands. Could DSR potentially lien for damages? Barry advised no.

Barry made the motion to continue the moratorium on equipment rental and not rent equipment until the Board has more time to go over these issues further. He commented that the Rules and Regs say we are renting, but DSR does not have a concrete or clear enough agreement or procedure plan to go forward. However, equipment rental may be a future possibility, but many determinations need to be decided before rental could be done. Brad seconded the motion. The Board approved the motion unanimously. This item will be forwarded to the next meeting agenda.

8.8 Kubota – The Kubota was brought up as needing repair before the snow comes. Brent Fullmer will talk to a couple of guys in town to see if one of them could come fix it at the ranch as transport is an issue. The Board authorized fixing of tractor ASAP.

8.9 Brush Hog – the Brush hog is working. The Chemical storage issue is being fixed with a short discussion regarding it.

6. 2019 Budgeting – Revisited – Having been moved to this position on the agenda earlier, the budget portion of the meeting began. After making observations of this year's success in handling the finances of the ranch under the current budget, even with the additional emergencies and approved improvements to the ranch, that savings money had not yet been used. Many items on the budget were sound and the budget from 2018 could simply be re-used again for 2019. It was decided that the budget worksheet would be worked through line by line with only the areas that needed additional funding to be increased, but to overall keep the budget the same from 2018 to 2019. Discussion on the budget continued with increases to be done for the following areas, if money allows:

6.1 CABINS – for use of renovation and updating – total of \$10k

6.2 BBQ Dinners – to continue the wonderful tradition – total of \$1k

6.3 TELEPHONE – Rachel and Phill requested (through Tammy Hunt) and increase of reimbursement to their personal phone bill to cover costs for use of their personal phones for Ranch business. The request was \$50 each phone. The Board approved the increase in the budget from \$48 per month to \$75 per month.

6.4 FIRE TRUCK – Discussion to possibly sell the Fire Truck or is it still usable in some way. More discussion to be had at another time.

6.5 CROP MANAGEMENT – Brad inquired if the money he was saving from 2017 was still available to him for use of chemical purchases. The amount was \$2k. It was stated that the money would come out of savings at this point, but is still available to him. He indicated he will use it for the purchase of chemicals as he had originally intended.

6.6 WISH LIST – Items added to the current wish list were:

6.6.1. Ranch House Front Porch

6.6.2. Insulate around the water heater at Ranch Headquarters

6.6.3. Update Cabins, including the water heaters in Cabin 7 & 8 for winter long use

6.6.4. Venting for refrigerators in all cabins.

9. Adjournment – John motioned to adjourn the meeting. Brad Hunt seconded the motion. The Board voted unanimously.

Next meeting to be held November 10, 2018, 10:00am at the office of Clarkson and Associates, in St. George, Utah.