

DSROA Board of Directors Meeting – Sat., Oct 9, 2021

Via Zoom Video Conference

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood
Michael McNichols	President	Agriculture, Communications, Legal, Water Chair	Lower Ranch
Kurt Jacobsen	Vice-President	Agriculture Chair, Headquarters, Cabin Renovations, Fuel, Recreation	Crawford East
Kathy Pierce	Secretary	Agriculture, Cabins (lower), Water	Johnnie Brown
Joe Bosze	Treasurer	Cabins (upper), Equipment Maintenance	Crawford West
John Harris		Fire Protection, Public Safety, Roads	Meadow Cyn / Pipeline
Cindi Olson		Cabin Renovations, Recreation, Volunteers	Lower Slide
Larry Clarkson		Equipment Operations, Wildlife	Upper Slide

AN EXECUTIVE SESSION WAS HELD PRIOR TO THIS MEETING

1. Welcome/Prayer/Roll Call
 - a. Mike McNichols, Board President, welcomed everyone and offered a prayer. The following Board members were present: Mike McNichols, Kurt Jacobsen, Kathy Pierce, Joe Bosze, Cindi Olson, and Larry Clarkson. John Harris was absent. Also present were Jennifer Schaerer (office administrator, 38/39), Tina & Jeff Collins (121), Brent Fullmer (117), Vance Green (155/156), TaNiesha Spor (34/93), Kevin/Cyndi Pool (64), Don Ray (63), Brian & Cathy Castle (130), Bart Battista (94), Joe McElroy (122), JoAnn Mickelsen (113). A few individuals were connected intermittently due to Internet issues.
 - b. It was noted that the meeting is being recorded for the purpose of using automated transcription for meeting minutes. Attendees were given direction as to identifying themselves by name when speaking for the purpose of the transcription.
 - c. Mike announced that Kathy will remain as secretary with the assistance of the transcription tool for minutes.
2. Presentation and approval of meeting minutes – Kathy Pierce
 - a. Minutes were presented and approved
3. Treasurer Report – Joe Bosze, Board Treasurer
 - a. It was reported that we have \$93,008 in checking, \$61,193 in savings, and \$4,270 in the special asset account. The budget reflects an increase in fuel cost year over year – in 2020 there was \$4,500 spent against a budget of \$11,500 and in 2021 thus far, we've spent \$7,300 against a budget of \$8,000. Kurt stated that fuel cost was substantially higher in 2021 but usage was similar and that was the difference.
4. Office Report – Jennifer Schaerer
 - a. Working on getting workflow mastered, specifically preparation of financials.
 - b. We received a check for \$14,560.20 from the Paunsaugunt Landowners Wildlife Association for our portion of this year's fundraiser.
 - c. Cabin reservations are running smoothly, although the system is very maintenance intensive and prone to human error. Improvements to website and a more automated reservation collection and confirmation system would be welcomed.
5. Property Management Report – Jacobsen Management, LLC
 - a. Working on roads in Upper Crawford, mastering grader operation, clearing gravel at back gates and moving it to Upper Crawford roads along with installing a few more culverts.
 - b. North gate has been repaired so it will close and lock again (previously damaged); locking planned for Oct 21-31 for rifle hunting season. Discussion regarding alternate to locking by placing concrete jersey barrier was had, with the decision to continue locking versus placing the barrier as the decision.
 - c. Splitting, stacking and delivering firewood to cabins
 - d. Installing new flooring and a spiral staircase in Cabin 4 and prepping to remodel Cabins 9 & 10 with the help of Tina & Jeff Collins
6. Follow-up Meeting Agenda Item - Gravel Pit usage and policies
 - a. Statement by Jeff Collins regarding current condition of DSR gravel pit being unusable by lot owners who don't have access to heavy equipment due to undercut and safety issues. Question by Jeff Collins regarding a planned solution.

- b. Larry described the current codified process for use of the gravel pit and associated costs, and clarified that there's a distinction between raw pit mix and processed/screened gravel. He also noted that the previous few individuals pulling gravel contributed to the current condition of the pit based on the way gravel was pulled down from the hillside.
- c. Larry also identified current issues beyond the undercut with our pit: traffic flow through that area is unsafe, water flow damaging the area, and slope of the hill needs to be adjusted. He proposed re-routing the road, adding culverts, and modifying the hillside, which he's willing to help with at a basic cost (donating his time but covering equipment usage cost). He said he'd reach out to those on the gravel committee to schedule a planning meeting.
- d. Brian Castle suggested we consider getting bulk delivery of gravel from the Skutumpah pit and stage it in a common area for lot owners to access. Larry indicated the cost from that pit is currently \$18/yard delivered.
- e. Jeff Collins suggested we consider using the DSR dump truck to load and deliver gravel from the Skutumpah pit to minimize the cost. Kurt indicated that the DSR truck holds only 5 yards of gravel and the wear and tear in using the truck for that many trips is unproductive.
- f. Mike summarized by stating that the gravel committee will look into both of these suggestions as well as Larry's project to upgrade our pit. He also noted that although the Skutumpah pit project is budget neutral (we'd pay for the bulk delivery, but members would buy that gravel back from us), there's still a quality issue with the type of unprocessed gravel these loads would constitute.
- g. Mike reminded us that Dale Clarkson has a cinder cone with cinder ash he's willing to share, and Larry said we need to present options for Dale to consider in providing that cinder ash where needed.
- h. Larry motioned for the Board to approve funds to improve the gravel pit. It was not seconded by a Board member, however Mike suggested that Kurt, Larry and John lead a bid process to get quotes on costs and include Larry, Norris Church, and Brad Pierce as potential bidders among others.
- i. Mike stated that the Ranch is transitioning from the need for minimal road maintenance for weekend vacationers to now having full time residents on the Ranch who need year-round access – specifically Brent Fullmer, the Collinses, and the Castles, all on Broad Hollow. Larry will meet with those owners to determine road and tree removal needs to ensure they can safely get in and out in the coming winter months.

7. Certified Water Specialist Discussion – Kurt Jacobsen

- a. Questions about additional training costs for our Certified Water Operator will be discussed offline.

8. Results of ballot survey – Mike McNichols

- a. Glamping/vacation rentals: 22 said yes, they support this and 99 said no, they do not support this.
- b. Updating bylaws for specificity: 91 said yes, they support updating bylaws, and 27 said no, they do not support updating bylaws.
- c. Full results, along with comments, will be distributed to members in the near future.
- d. Don Ray asked if a final vote of members will be conducted to determine our direction. Mike indicated he'd consult with Barry Clarkson from a legal standpoint to determine whether a vote is needed after such definitive survey results.
- e. Jeff Collins asked if bylaw clarity will be offered to distinguish between renting a room in a cabin and offering an entire property (cabin, glamping tent, trailer) as an Airbnb. Mike indicated that would be addressed in the bylaw updates.
- f. Bart Battista recommended we be cautious in how we assert control over individual property rights versus the association's overall good. Mike described the fine line between respecting an individual property owner's rights while respecting that the property is part of a larger community and that what an individual does with their property could have potential negative impacts on other property owners in the area.

9. Brief report of area of responsibility, by each Board Member (2-3 minutes each)

- a. Mike McNichols
 - i. Film crew rescheduled from this fall to early spring; we purchased a new ranch truck; adding horseback riding for members next year and are investigating options.
 - ii. Kane County Fire Marshal (Spencer Rollo) proposed to the Ranch that we accept their help in some fire mitigation measures that are funded by federal grants. They would be spot clearing areas along Meadow Canyon Road from the north gate to just below the ponds to remove fire fuel (brush). The equipment and crews to do this would require improvements to the road, which the grant money would cover. We would receive road improvement and fire mitigation at no cost to us. Details to members will follow.
- b. Kurt Jacobsen
 - i. New ranch truck was evaluated by Kevin Pool (mechanic with excellent skills) and it's a solid truck that will last many years; repairs and new tires were added; toolboxes will make cabin repairs much more efficient with everything at hand.
- c. Kathy Pierce
 - i. Cabins are scheduled to close Oct. 15 but a few have been closed already to prepare for renovations.

- ii. Hunt Cattle Company will be in 7, 8 and Garden for the last part of October and early November.
 - iii. Winter reservations for 7, 8, and Garden are available upon request for an additional \$100 winterization fee between December and April.
- d. Joe Bosze
 - i. New floor and spiral staircase for Cabin 4 are planned for install in coming weeks; Joe will be doing painting in that cabin next spring.
- e. John Harris
 - i. Absent
- f. Cindi Olson
 - i. Lot 11 clean-up project has been rescheduled for spring; discussion with Shannon Millet and Dirk Smithson was productive and they welcome the help (per Larry)
 - ii. Volunteer work campers Kevin & Cyndi Pool have done a fantastic job for us and are now closing out the season; please thank them if you see them.
- g. Larry Clarkson
 - i. With more people on the Ranch more often, we have eyes and ears to report on general information, which is helpful particularly with the north gate being locked for rifle hunting (gate tends to get damaged while locked).

10. Adjournment

Next Board Meeting: Saturday, Nov. 13 at 10am via Zoom Video Conference (link will be sent to members in the week prior)

DocuSigned by:

Kathy Pierce

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Kathy Pierce, Secretary