

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

DSROA Board of Directors Meeting Saturday, October 10, 2020 – via ZOOM

An executive session was held following this meeting, wherein the areas of responsibility and neighborhood assignments were made, as above.

1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed by Association President, Barry Clarkson. A prayer was not offered.
- 1.2. Roll call was conducted:
 - The following Board Members were present: Barry Clarkson, Kurt Jacobsen, John Harris, Joe Bosze, Kathy Pierce, and Mike McNichols.
 - Others present by ZOOM: Cindi Olsen (Lot 17), Candy Bosze (Lot 107), Jeff & Tina Collins (Lot 121), Don Ray (Lot 63), Vance Green (Lot 155, 156), Brent Fullmer (Lot 117), Kurt Jacobsen (Property Manager), and Mariah Wheeler (Office Administrator).
 - Board Member(s) not present: Larry Clarkson

2. Presentation and Approval of Minutes –

- 2.1. Kathy Pierce presented the Board Meeting Minutes from the August 2020 meeting which were prepared and presented to the Board by email prior to the meeting. No changes were submitted by the Board. Kathy Pierce motioned to accept the minutes. Barry Clarkson seconded. The motion passed unanimously.

3. Treasurer Report – Joe Bosze, Board Treasurer

- 3.1. To date, 97% of Association dues have been received.
- 3.2. The Main Checking account is currently at \$92,150.
- 3.3. Some budget categories are looking very good, such as fuel expenses. Currently the expense is \$3,300 of \$11,500.00.
- 3.4. According to the books, there is approximately \$62,800 left to spend for the year.

4. Office Report – Mariah Wheeler

- 4.1. A highlight was made on cabin reservation income, noting that it was hoped for that we would receive \$14k in income. To date, we have received \$17k. When compared to expenses, we are currently in the black. However, with a propane refill forthcoming, it may cut even or enter the red.
- 4.2. Membership lot changes are active. Welcome packets are sent out to new members and well wishes letters are sent out to those members leaving the ranch.

5. Property Manager Report – Kurt Jacobsen, Jacobsen Management, LLC

- 5.1. **Phase 1 of Livestock Water Project** – Complete.
- 5.2. **100' source protection zone fence in well field** – Complete. Lacking a gate which will be installed.
- 5.3. **2k ft. of water line for Phase 2 of Livestock Water Project** – currently has been laid. Currently looking for a water source.
- 5.4. **Future projects** – Kurt Jacobsen has meet with the BLM and with Norris Brown to install a comparable water tank type system to pipe water from a spring to Deer Springs Point.
- 5.5. **Half Moon Reservoir** – Ned Johnson has been working on the Reservoir and gone down about 2'. Tuesday, he will be using his chain trencher to trench water line trench from the spring to each of the upper cabins, putting the water lines 40" in the ground.
- 5.6. **Fencing Project** – Recently, Kurt Jacobsen, Norris Brown and some workers fixed a half mile of fence. Posts and wire were already on hand.
- 5.7. **Questions**
 - 5.7.1. Barry Clarkson inquired on the closing of the forest gate. It is not known when the fence will be locked. Larry Clarkson to provide information.

- 5.7.2. John Harris inquired on hunters being on the ranch, but hunting on BLM property. Barry Clarkson responded that hunters cannot be kept from hunting on BLM property, however the ranch should be aware of anyone using ranch roads to access those properties, for protection.
- 5.7.3. Barry Clarkson inquired on when Kurt Jacobsen will pick up the window screens. Kurt Jacobsen responded that there is also the primary radiator at a shop in St George for pick up. Arrangements for picking up of both will be made.
- 5.7.4. A question was posed regarding the closing of the cabins. Cabin 10 is being left open to accommodate the Cattle Contract. 7 & 8 are booked through Thanksgiving as is Garden Cabin. A suggestion was made that the cabins remain open due to the warmer temperatures. Kurt Jacobsen would like to close them to facilitate the water line bury. Barry Clarkson encouraged Kurt Jacobsen to go ahead with the installation of the water line and closing of the cabins.
- 5.7.5. Kathy Pierce inquired about cabin use during winter. Mariah Wheeler noted that she has let members know that cabin use is by special request. Barry Clarkson agreed and iterated that approval to open cabins for members is up to Jacobsen Management, LLC and Mariah Wheeler based on best information at the time of request. A winterization fee will be implemented to all reservations which require the cabins to be opened, once closed.
6. **Update on Cattle Water Trough Project (combined discussion including item 8) – Barry Clarkson**
 - 6.1. Barry Clarkson noted that the recent improvements to the protection zone has eliminated the problems with the cattle destroying equipment in the well field and also reiterated that the water trough phase 1 is complete and phase 2 is near completion. Barry Clarkson inquired on the site visit of the Water Project Inspector. Kurt Jacobsen noted that the inspector will be on the ranch next Friday, and will be staying a night in the cabin while inspecting.
 - 6.2. Discussion regarding weed abatement was posed. Barry Clarkson shared his support to hire out the weed abatement project to an individual in Kanab. Kurt Jacobsen shared his desire to see the project organized, noting that the chemical is expensive. Kurt Jacobsen iterated that a 100 acre area would cost approximately \$7,500 to weed abate, but that it is a 3 year process – meaning the same area must be treated every year for 3 years, costing a total of \$22,500 for 100 acres. Kurt Jacobsen will work to create a schedule, including the weed abatement John Harris has regarding road sides. Barry Clarkson agreed and would like DSR to oversee the project, but that contract hire should be made. Norris Church was discussed as possible contractor.
 - 6.3. Relevant to this conversation, Barry Clarkson made a proposal that going forward, Board Member budget spending is limited to \$1,000 or less, without approval. Should a purchase be more than \$1,000, prior to purchase, a Board Member must submit and email to the entire Board seeking approval for the purchase. A unanimous vote does not need to exist for the purchase to be made. Barry Clarkson noted that the Board should be aware of any purchases made in excess of \$1k so that surprises do not exist. Feedback was received from John Harris who noted that it is sometimes difficult to anticipate the exact cost of road projects and often times the contractor gives day of notice. Barry Clarkson noted that he did not want to slow down the process and that this adjustment is not being made specific to roads purchases, but as an overall need for expending ranch funds. The proposal was accepted unanimously by the Board.
7. **Update on Fence Discussion at DSROA Lot 1, Podunk – Kathy Pierce**
 - 7.1. Kathy Pierce provided a map for those in attendance to review. She noted several points of interest on the fencing needs, including a needed gate that the BLM will provide materials for. Kathy Pierce has been visiting with Whit Bunting at the BLM office in Kanab. Kathy Pierce recommended a cooperative meeting regarding the responsibility of the BLM and other cattle contractors, to discuss the repairs and upkeep of the fences. Barry Clarkson supported the proposal and offered to be a part of that discussion so that this continual problem could possibly be resolved and money set aside in next year's budget to accomplish it. Kathy Pierce stated that ideally, she is working on a quick time frame to facilitate repairs made prior to next spring, when cattle would return.
 - 7.2. Relevant to this conversation, but during another part of the meeting, Kurt Jacobsen let Kathy Pierce know about the water leak in the road at Podunk. The exact location was determined that the new road was possibly built over the water line and next to the new \$500 valve installed by Randy Frei. Kathy Pierce was concerned the road placement was the reason for the leak citing her frustration that a decision on the road placement was made, but the road was then placed in a different location than agreed upon. Kathy Pierce further noted that in previous meetings when the road had been an approved location per a map, that Randy Frei had asked that due to several previous repairs on the water line because of the road location, that the road not be placed next to the valve. Kathy Pierce will notify Randy Frei for repairs. A note was made that this water system is a private water system, not a DSR water system.
8. **Update on cattle at Ranch Headquarters; Problems/Solutions**
 - 8.1. See Section 6 for the combined discussion report.
9. **Raising of the Annual Association Dues Discussion – Barry Clarkson**
 - 9.1. Barry Clarkson reported that per the annual meeting and per his feeling from the Board, that the general consensus is that the members would like to have the opportunity to make a paper ballot vote on the raising of the association dues. Concern was raised about the timeline of voting to be done very soon to accommodate 2021 budgets and 2021 billing. Mariah Wheeler was asked to help prepare the ballots. Feedback was received that specific information should be

included on the ballot to inform members of the reasons for the raise in dues. Barry Clarkson formed a committee to create the paper ballot, consisting of Mariah Wheeler, Kathy Pierce, Jeff Collins, Mike McNichols and Kurt Jacobsen. The timeline is to have a draft prepared, circulated and ready for approval at the next meeting. The approved ballot will be sent out following the meeting and requested to be received by the December meeting so that results could be given and a vote made by the Board.

10. Discussion/Approval of reorganization and additions to the DSROA Rules and Regulations regarding Water Section – Barry Clarkson

10.1. The redline draft of the R&R's was provided on screen for those in attendance to review, as well as a note that all Board and Water Committee members had received the draft prior to the meeting for review. Barry Clarkson turned the time to Mariah Wheeler to outline the need for the changes. Mariah Wheeler noted that the ranch has 3 documents for which water rules are outlined: Bylaws, Rules and Regulations, and Water Hauling/Connection Agreements. However, not all of the documents are not consistent with each other and the Rules and Regulations were identified as needing to be updated to meet the verbiage of the other two, more recently updated, documents. The Water section of the Rules and Regulations was divided into 3 categories: Water Hauling Station, Water Connection, and Future Water Connection. Each area verbiage was made consistent with the other two documents. Kathy Pierce inquired if the changes to the Water Rules and Regulations would adjust the water right clarification addendum she was provided by Barry Clarkson, for individuals purchasing lots at DSR. Barry Clarkson did not have a document to compare, but felt that there would not be changes from what he had provided. Barry Clarkson asked Kathy Pierce to provide a copy of the document to him for review and verification. Mike McNichols questioned how water use volume is tracked. Barry Clarkson responded that water is not tracked per volume, but generally by visual occurrence. Kurt Jacobsen noted that currently, the individual he is most aware of using the water hauling station is Lyndon Bistline. Lyndon uses the water to water his cattle. Barry Clarkson reminded and informed Kurt Jacobsen (who was not aware) that water hauling is for culinary use only and not to be used for watering personal cattle, grass or bushes. Further, members are allowed to haul water as needed, which fee is set by the Property Manager dependent upon use volume. Kurt Jacobsen motioned to accept the redline version of proposed changes to the Rules and Regulations Water section. Barry Clarkson seconded. The motion passed unanimously. Mariah Wheeler will clean up and share with Vance Green for posting on the website with a modification date as of October 10, 2020.

11. **Brief report of area of responsibility, by each Board Member**

11.1. Barry Clarkson – Nothing further.

11.2. Kurt Jacobsen – Nothing further.

11.3. Kathy Pierce – Nothing further.

11.4. Larry Clarkson - Not present.

11.5. Joe Bosze - Nothing further.

11.6. John Harris – Thanked the Board for the thank you letters that he received. Mariah Wheeler noted that she sends out thank you letters to all those who participate in the Annual Meeting event, in behalf of the Board. Barry Clarkson noted his gratitude for John Harris and letters being sent out.

11.7. Mike McNichols – Nothing further.

12. **Adjournment** – The meeting was adjourned by Barry Clarkson with the next meeting to be held Friday, November 13 at 4pm. For the winter months, meetings will continue to be held by ZOOM and will be held on a Thursday or Friday.

DocuSigned by:

Kathy Pierce

11/13/2020 | 5:39 PM MST

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Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw