

Board Member	Office	Areas of Responsibility	Neighborhood
Phil Hall	President	Reservations/Web Development & Communications	
Joe Bosze	Vice-President	Cabin Maintenance/ Equipment/ Facilities	Crawford
Barry Clarkson	Secretary	Legal/Water	Upper Slide
Jodi Akers	Treasurer	Facebook/ Finance/Legal	Broad Hollow
Larry Clarkson		Fire Protection/Security/Wildlife	Lower Slide
Brad Hunt		Agriculture	Lower Ranch
John Harris		Ranch Manager Relations/Roads/ Public Safety	Podunk/Meadow Canyon

## DSROA Board Meeting

Saturday, November 11, 2017 – Offices of Clarkson & Associates, St. George

1. Welcome/Roll Call.

1.1 The Board and Members were welcomed by the Association Vice-President, Joe Bosze and a prayer was offered by Larry Clarkson.

1.2 Roll Call was conducted. The following Board Members were present in person:

Jodi Akers, Joe Bosze, John Harris, Barry Clarkson, Brad Hunt and Larry Clarkson. Mariah Wheeler, the Association Secretary, Alan and Fira Anderson, the Ranch Managers, were also in attendance. Board President, Phil Hall was not in attendance.

Candy Bosze, Sunshine Harris, Deborah Clarkson, Steve and Kirsten Lloyd, Tammy Hunt and Vance Green were Members who were present in person or by telephone.

2. Presentation and Approval of Minutes. The Board Meeting Minutes for the October Board Meeting were prepared by Barry Clarkson and presented to the Board. A motion was made to approve the Minutes as presented and duly seconded. The motion passed by unanimous vote.

It was discussed that no written meeting minutes were prepared by the previous Board Secretary for the month of July 2017. It was decided that the recording of the meeting which has been posted on the DSROA website is sufficient. Said action was approved by the Board.

3. Financial Report. Provided by Jodi Akers, the Board Treasurer. We project by the end of the year to have approximately \$18,000 in the account. It was reported that the Association would still have sufficient funds to fund some additional projects. We have already transferred the \$3800 for our Reserve Replacement Fund into the savings account for this year, and next year, will add on an additional \$1000 into the reserve account to fund the replacement or repair of the Unleaded Gas Tank which we added to the Budget of 2018. The control of rabbit brush and spraying with poison was then discussed, as well as recovery of grazing for livestock and wildlife which needs to be a priority.

4. Legal/Water. The following items were presented for discussion or reported on by Barry Clarkson:

4.1 Water Quality and Testing. It was reported that the HQ water system has failed a quality test and we are working to repair breaks and to purge the system

4.2 Release of David Turley. It was reported that the diving board has been removed and discussion was held that there is no reason not to provide David Turley with a letter releasing him from liability for improvements to the docks. However, the release needed to include language that clarifies that no improvements are to be constructed on the Association ground without prior written approval of the Board.

A motion was made that Barry prepare the letter and provide a draft to the Board for approval. Motion was seconded and approved unanimously.

5. Agriculture.

5.1 Hunt Lease. Discussion of Cattle Lease with Doug Hunt. A discussion of cabin use by Hunts was held and some clarifications of the past were made. The Board acknowledged that Hunt paid \$8,000 under the old lease for fencing which has not been completed and was willing to waive that obligation to move forward on the new lease.

Fencing is all done now, and other terms are acceptable as long as Hunts may use the cabins when not filled by Members.

Jodi suggested a few changes to the text of the proposed Lease and a motion was made to approve the Lease with Hunts and to sign the same. The motion was seconded and the vote to approve was unanimous, with Brad Hunt abstaining from the vote because of the potential conflict.

5.2 Fencing. Brad has discussed with BLM the possibility of having them provide materials to complete upgrades on fencing around Johnny Brown. They will only provide fencing between BLM and Association property and not for individual lots. This is something that we will investigate further.

5.3 Grazing Recovery. Brad led a discussion on the need to treat and destroy the brush infestation. Steve Lloyd, Larry Clarkson and John Harris participated and Steve has a business of such recovery. A motion was made and seconded to provide \$5,000 yet this year for rabbit brush mowing and an additional \$2,000 for chemical spray to treat the brush. The motion passed by unanimous vote.

6. Break for Lunch.

7. Cabin Maintenance/Equipment/Facilities. Joe Bosze lead a discussion of the cabins that have been “mouse proofed” and indicated the cabins that he would like to see also “mouse proofed” or otherwise upgraded over the winter season. It was pointed out by Joe that we need to get Cabins 3 and 4 mouse proofed although we may have to remove dirt around Cabin 3.

Also, it was pointed out that we need to price out heating sources for cabin 6, 9 and 10. A discussion of types of heaters was had. It was decided to go ahead and close down Cabins 7 and 8 as soon as the last reservation is completed.

Joe pointed out that the roof of Cabin 4 needs to be replaced and bids are being gathered. Once we have bids we can evaluate them and submit to the Board for approval.

8. Roads/Ranch Manager Relations. John Harris gave a summary of the roadwork and improvements that have been completed. It was reported that the equipment has all been repaired and should be good to go. Larry Clarkson said he would like to work with Alan this winter on a few spots that are not appropriate for learning to run the grader.

10. Adjournment. Meeting was adjourned.

Next Meeting the Second Saturday of January, 2018, in St. George at Barry Clarkson's office, 162 North 400 East, Suite A-204, St. George, Utah 84770.

11. Executive Session. In the executive session that followed, the discussion of collecting outstanding HOA assessments was discussed. Phil Hall joined for the executive session by phone.

It should be noted that the Ranch Managers gave notice in the executive session and will continue to work on finishing up whatever needs to be done before departing.

It should also be noted that Board Member Jodi Akers notified the Board of the pending sale of her Lot. If it closes then the Board will need to appoint a replacement.

Dated: March 12, 2018.

  
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Barry E. Clarkson, Secretary