

## Deer Springs Ranch Owners Association

The minutes of the Board of Directors meeting held November 12, 2016 (1:00 PM) at Clarkson and Associates, 162 North 400 E Suite A204, St. George, UT.

Name	Office	Responsibilities	Term	Present	Absent
Phil Hall	President	Legal, Crawford	2018		Y
Joe Bosze	Vice President	Equipment, Facilities, Cabin Maintenance, Public Safety Team, Crawford	2017	Y	
Jeff Michelsen	Secretary	Reservations, Security, Web Development, Communications, Lower Slide	2017	Y	
Jodi Akers	Treasurer	Finance	2017	Y	
John Harris		Legal Team, Ranch Manager, Roads, Public Safety Team	2017	Y	
Barry Clarkson		Legal Team, Water, Public Safety Team	2018	Y	
Brad Hunt		Fire Protection, Agriculture, Wild life	2018	Y	

Key: Y = Yes T = Telephone

1. Joe Bosze called the meeting to order at 1:10 PM.
2. Members present were: Candy Bosze, Sunshine Harris, May and Bob Woolsey and Bob Allen, Mariah Wheeler, Linda Alderman.
3. Approval of Minutes of Board Meetings: The written minutes of the board meeting held in October need to be approved. Candy Bosze indicated there were changes to be made to the minutes and those changes would be provided. The six board members who were present agreed to wait for the minutes to be revised and approved at the next meeting.
4. The review and/or Discussion of last month's agenda items: The review of legal documents, commercialization of ranch assets, and the right to lease were not discussed. The Christmas newsletter will be created and sent with the 2017 assessments.
5. The discussion of follow up assignments follows:

1. Usage of ranch equipment was discussed. A list of approved ranch equipment operators was discussed. Ranch equipment has been used by members, returned in poor condition, and not paid for. An equipment maintenance check list is needed. Barry Clarkson made a motion to suspend the leasing of ranch equipment until a lease agreement could be put in place. Jodi Akers seconded the motion. The voting was unanimous in the affirmative.
2. The General Equipment Policy needs to be part of the Rules and Regulations.
3. Shane Gallagher, the owner of Wingate, still needs to be invited to attend a board meeting to discuss Wingate personnel, participants, hiking, camping, food and water caches on DSR.
4. The cameras for the second vehicle/road survey for the Kane County Meadow Canyon Road Memorandum of Understanding need to be provided to Bob Allen.
5. Linda Alderman to order “swim at your own risk” signs to be posted at the ponds.
6. Ranch maintenance needed:
  - a. The airport needs to be brush hogged.
  - b. The oaks near the gravel pit need to be removed.
  - c. The Kubota still needs to have the U joint replaced.
  - d. The Backhoe needs an oil change.
  - e. The Truck needs an oil change.
  - f. Cabin 3 needs a rain gutter.
  - g. Two and one half miles of fencing needs to be repaired.

#### 4. Ranch Report

Paul and Nancy Brayton provided a report via e-mail. Brent Fulmer also provided multiple reports via e-mail. The reports included maintenance items needing to be completed to winterize the ranch. The Braytons to be removed from DSROA accounts at Lumber Plus, Honey’s Gas, and NAPA by December 1<sup>st</sup>, 2016. Brent Fullmer to be added to DSROA account at Lumber Plus, Honey’s Gas, and NAPA by December 1<sup>st</sup>, 2016. The Braytons in possession of ranch equipment. Truck, trailer, chain saw and log splitter.

#### 5. Financial Report/2017 Budget

Barry Clarkson made a motion to approve 2017 budget. John Harris seconded the motion. The board members present voted unanimously in the affirmative.

##### a. Cabin Costs

- i. Fees & Related Charges
- ii. Future Reservations and how to handle them to avoid duplication and conflict. Mariah Wheeler was directed to block out cabin reservations until May 15, 2017.

Barry Clarkson made a motion to approve the Rules and Regulations with one exception to the language associated with trash. Brad Hunt seconded the motion. The board members present voted unanimously in the affirmation.

Barry Clarkson proposed to wait on the proposed Bylaw amendment to remove directors. The board members present agreed.

## 6. Misc. Items

### a. Bee Keeping Lease

Bee warning signs need to be posted on roads near each location.  
Copies of bee leases need to be provided to the Ranch Secretary.

### b. Ranch Manager Application

- i. Job Description
- ii. Process

### c. Water Right Application

Barry Clarkson presented the water right application form and discussed the process.

## 7. Agriculture/Fire Protection

Brad Hunt reported that Kevin Heaton from the Kane County Extension Service and Zack Orton from the Natural Resources Conservation Service had both visited the ranch. A range management plan is being written. A grant has been applied for. A discussion of the fencing needing to be repaired, eradicating Rabbit brush through brush hogging and the use of herbicide was discussed. Two existing bee keepers. Bee hives to be moved onto the ranch in early spring. There may be additional locations requested. A fire protection training meeting will be held in May. No motion was made or action taken.

## 8. Roads

No discussion.

## 9. Communication

The written minutes from the DSROA annual meeting held in September have not been created as the recordings of the meeting were of poor quality. Only those sitting near the recorders and the peacocks roosted in the trees were audible. Comments from members sitting in the audience were not audible. Audio equipment, microphone, to be rented for annual meeting.

10. The meeting was adjourned at 4:57 p.m. The next meeting to be January 12<sup>th</sup>, 2016 in Las Vegas at the Bosze home.

11. An executive session was held after the meeting.