

Minutes of the DSROA Board Meeting held November 13, 2021 10:00 am.

1 Welcome – Mike McNichols, Board President

Prayer

Roll Call: Members present:

Mike McNichols
Jennifer Schaerer
Kurt Jacobsen
Joe Bosze
John Harris
Cindi Olson
Larry Clarkson
Michael Jordison Lot 67
Bruce McQueen Lot 101
Vance Green Lots 155/156
Jeff and Joann Michelson Lot 113
Donna Larsen Lot 198
Kevin and Cyndi Pool Lot 064

Zoom participation guidelines for transcription, please state name when speaking so the transcription will include identification. Jennifer Schaerer instructed members on using the chat function.

Mike announced that Cindi Olson has agreed to take over the Secretary Position.

2. Presentation and approval of Oct meeting minutes – Cindi Olson

A motion to approve the minutes for the October 2021 meeting was made by Cindi Olson, seconded by Larry Clarkson and were approved unanimously.

3. Treasurer Report – Joe Bosze

87,231 in checking acct, 61,213 in savings, and 4271 in special savings, nothing else to report.

4. Office Report – Jennifer Schaerer

Discussed coming upgrades to cabin reservation system, accounting software (Quickbooks), and we are also going to be upgrading the internet speed and bandwidth at ranch HQ which includes improved modem and HughesNet subscription.

5. Property Management Report – Jacobsen Management, LLC

Kubota was fixed at no charge to the ranch. Cabin 4 plumbing repaired, cabinets had been destroyed by leak so they have been removed. Cabin 4 is painted and looks great. Upstairs flooring is in, Kurt will be putting in trim and tongue and groove paneling. He will work on cabinets over the winter and install them and countertops in the spring. One twin bed has been removed from upstairs. New spiral staircase has been purchased and will be installed. In response to a question from Mike M., Kurt stated he had moved the vehicles out of the source protection zone around the well. Kurt also updated us on 2 30" culverts we have as well as a culvert that was delivered to Johnny Brown for installation.

6. Follow-up Meeting Agenda Items

Kane County Fire Mitigation Project – Mike McNichols

We are working with the fire warden of Kane County, they're going to be doing some fire mitigation work at the ranch. All of the information regarding that, including the maps and the scope of work. Should be on the website. All of that work should be done hopefully by the middle of December. But it's out for bid right now. And based on the information that they shared with the board, it's not only going to improve ingress and egress to Meadow Canyon in the event of a wildfire but it's also going to improve a lot of other things, specifically getting rid of old dead trees and brush basically clearing edges back from the edge of the road so that it's easier to see around corners. So there's a lot of good work that's going to be done on the ranch, and it's not going to cost the ranch anything, this is all being paid for out of Kane County's fire budget. So that's a huge benefit for the ranch that's going to be taking place in the next month or so. So the project that's taking place right now is a very specific project with a start date and an end date. But the expectation is that there will be additional projects that we're going to be able to participate, participate in with a fire warden in the next couple of years.

Kevin Poole asked if there was an environmental impact study given to the ranch with this plan and also how long the slash piles would be around and if mudslide potential had been considered. It was determined that we, the board, do not have those answers but that Kevin should contact the Fire Warden, Spencer at 435-819-0671.

7. DSROA Ranch Manager contract renewal – Mike McNichols
Mike announced that it has been approved to retain Jacobsen Management, LLC – Kurt Jacobsen for a period of 3 years, with provisions in the contract that allows for changes if needed.
8. Brief report of area of responsibility, by each Board Member (2-3 minutes each)
Mike McNichols – Mentioned that Bruce McQueen had requested a brief description of what was to be discussed by each board member regarding their areas of responsibility. Mike discussed that we had another water sample from the cabins fail. Water committee will be looking into how to deal with the problem as well as working on systems to ensure passing in the future, meaning ensuring our drinking water is safe. System has now been T-Chlor'd. Larry cleared up that Deer Springs Ranch members can get septic permits by drilling their own well, or by hauling water from the headquarters approved water hauling station. Jeff Michelson announced he will be re-testing on Monday. It was also noted that when the system is flushed, and T-Chlor'd the water should be run through the faucets in all the cabins.
Kurt Jacobsen – Nothing else to add
Cindi Olson – Thanked Kevin and Cyndi Poole for their volunteer service. Also asked to be kept updated on status of RV pads.
Joe Bosze – Thanked Brent, Jeff and Tina and Kurt for their work on Cabin 4
John Harris – Reported not much happening until Spring. He and Larry Clarkson discussed possibly installing a much larger culvert just inside of our North Gate to take care of flood damage coming from the forest.
Larry Clarkson – Discussed acquiring equipment that will let him work on gravel pits to improve safety and have accessibility for other members that want to do anybody that has their own small tractor and wants to load small loads, they would still have to get their own permit from BLM. Mentioned he is happy that Jennifer is updating our administrative systems since new members tend to be more tech savvy.
9. Adjournment – Discussion of whether or not to have a December Board meeting. Decided yes.
Next Board Meeting: December 11, 2021

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Cindi Olson

DSROA Secretary