

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
Lary Sims		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 Annual Members Meeting & Election 2018

### Saturday, September 8, 2018 - Deer Springs Ranch Headquarters

1. Welcome. All members were welcomed by the Association Vice-President, Jos Bosze and a prayer was offered by John Harris. Roll Call was by sign-in sheet to be attached to the minutes. Board Members Phil Hall and Lary Sims were absent.

2. Presentation and Approval of Minutes. The minutes for the 2017 Annual Members Meeting were presented by Barry Clarkson. A motion was made by Barry Clarkson to accept the Minutes which was duly seconded by Larry Clarkson and the vote to approve the minutes was unanimous.

3. Financial & Statistical Report. Provided by Joe Bosze, the Board Treasurer and Mariah Wheeler the Association Secretary. The budget is in good shape. We have \$75,000 in checking and \$36,970 in savings. The items that are over budget are related to the repairs of Ranch HQ. Ranch store has done well and we have collected 50% of what was budgeted from Pay-for-play.

Cabin usage is up from last year to 43%, but less than the year before. Cabin occupancy for 2016 was reported at 51%, but in 2017 declined to 44% occupancy. Therefore, if we continue on the current trend, we should be back near the 2016 occupancy number of 51% by the end of the year. So at year end: 2016 - 51%, 2017 - 44%, 2018 TO DATE is 43%. These numbers are the average amount of cabin usage across the board for each year. Some cabins have a much higher percentage of use and some have a much lower. This year so far, Garden Cabin is the highest used cabin at 66% and Cabin 6 is our lowest used cabin at 25%. In 2017 at year end it was Garden Cabin at 73% and Cabin 4 at 20% and in 2016 it was Cabin 1 at 74% and Cabin 10 at 32%.

There was an article from the newspaper shared of getting a horse which was stuck in a cattle guard. Several members participated in the rescue.

VOTE: Final submission of ballots were accepted and Mariah and her official election officials identified in the summary of elections results attached hereto, were excused to begin counting.

5. Special Reports. Special reports were given by each of the Board Members as follows:

a. Joe Bosze – Equipment, Facilities and Cabins. Pay for Play money has been used to help fund the purchase of a generator, septic system replacement for Garden Cabin and Cabin #1, new refrigerator, roof for Cabin #4, decorative rock around upper cabins, and painting of lower water system tank, cement wall board as skirting on cabins and new freezer for store.

b. John Harris – Managers and Roads. Managers have been very busy with fixing water breaks, dealing with cabin maintenance and problems, working and practicing on ranch equipment. Maintenance on roadways has not been kept up because of weather and other emergencies.

Safety is an issue because we need all Members and others to observe speed limits. It was reported that Dirk Clayson, the County Commissioner, has arranged for an additional 7 miles of road to be paved to get to the Ranch.

- c. Brad Hunt – Livestock and Fencing. We are grateful to Phill and Rachel for all their work in getting some fencing repairs done. We have had contact with the County, State and Federal governments to find funds and help to maintain the Ranch. Fencing has been a priority for the first time in many years. We are working to improve the Ranch family. Get on Facebook page for the Ranch and get involved.
- d. Barry Clarkson – Legal and Water. Barry read a special announcement which was presented by Dale Clarkson at the beginning of the meeting. Phil Hall was asked to read it but in his absence Joe Asked Barry to read the following:

#### *SPECIAL ANNOUNCEMENT*

*Dale and Patsy Clarkson, developers of Deer Springs Ranch, have opened a bank account at Zions Bank in Kanab with a deposit of \$50,000 which is designated for the improvement of the public areas of the ranch, such as the Ranch Headquarters and other association property. They appreciate the dedication of Phill & Rachel Hunt for all the hours they labor to maintain the facilities. As the developer of Deer Springs Ranch they want to assist in keeping the Ranch a special place for the members and their families to visit and enjoy. The input of the members and the Board of Directors with their suggestions is welcome. We will be at the 2 PM Open Forum Discussion at the conclusion of the Annual Meeting today to listen to your ideas and answer your questions about this fund and its use.*

Barry also reported that we have worked to improve the water systems at the Ranch and excavated and painted the large lower system tank (thanks Joe Bosze and family). We have made special efforts to get everyone who receives water from the system by connection or by hauling updated and on a new contract. Rachel Hunt has become a certified water operator for the benefit of the Ranch.

On legal matters we have made every effort to collect past due fees. We have also worked through several versions of the proposed Amended Bylaws and Protective Covenants which are being voted on in the meeting.

- e. Larry Clarkson – Wildlife. Wildlife is one of our best profit centers at the Ranch. It is one of the only areas where we do not have to give something up in exchange for the income. Wildlife income comes from deer hunts, turkey, lion and bear hunts permitted on the Ranch. We cannot control what happens on the BLM and Monument properties around us. But we need to be involved in the hunts to provide guidance and protection for the Members and their property.

Fish ponds have been stocked (the upper two ponds). We want Members to consider swimming in the lower pond and fishing the upper two.

Also mention was made of several prominent Members or past Members who have passed away in the last year, including Bob Woolsey, Val Cram, Deni Cram, and Joyce Allen.

- 6. Auction. Annual Auction was held with John Harris as Auctioneer and Candy Bosze tracking the bids and collecting the money. Members and their guests were very generous and \$1,581.00 was raised for next year's annual meeting.
- 7. Lunch. Pot Luck Lunch and Social was provided by Phill, Rachel, Brad and Tammy Hunt cooked bar-b-que beef and Dutch oven potatoes. The Members brought side dishes and desserts.

8. Election Results. The election results were summarized by Mariah Wheeler as follows:

*Official Election Results of the Deer Springs Ranch Owners Association 2018  
Saturday, September 8, 2018*

*I have here the Official Election results of the Deer Springs Ranch Owners Association 2018 Board of Directors Election and results of the voting regarding the proposed changes to the Deer Springs Ranch Owners Association Bylaws and Protective Covenants, respectively.*

*For your information: Official Ballots were received by mail or delivered in person. Official Ballots received by mail had a final collection time of 9:30 am this morning. Ballots received in person had a final collection time of 11:00am as determined by the progress of the Annual Meeting Session in which the call for ballots was made this morning, and at which time, balloting was closed and tabulation began.*

*All Official Ballots were subject to DSROA voting Rules and Regulations. Official Ballots were counted and tabulated during the Annual Meeting by a committee of 5 individuals under the direction of Mariah Wheeler, DSROA Office Administrator. Members of the committee are: Vance Green, Dan Wirt, Terry Morrison, Blaine Wheeler and Mariah Wheeler.*

*May we take a moment and thank the current members of the Board of Directors, whose positions are available for election, for their dedication and countless hours of time during their term of service. Those members of the Board are: Lary Sims, Brad Hunt, Phil Hall, Barry Clarkson.*

*There are FOUR positions available for the DSROA Board of Directors. The names of the members contending for a position on the Deer Springs Ranch Owners Association Board of Directors, for the term 2018-2020, as listed on the Official Election Ballot are: **Lary Sims, Jeff Michelsen, Phil Hall, Barry Clarkson, Brad Hunt, Kathy Pierce** There were 1 number of write-in nominations received for **Bob Becker**.*

*The Official Election Committee has determined the results of the DSROA Board of Directors Election are as follows: Total Number of Votes cast for the Election of the DSROA Board Members: 175 ballots*

*The four members, receiving the most votes and whom will now be appointed to the Deer Springs Ranch Owners Association Board of Directors for the 2018-2020 term of service, are:*

- 1. Kathy Pierce having received 141 votes.*
- 2. Brad Hunt having received 140 votes.*
- 3. Barry Clarkson having received 137 votes.*
- 4. Phil Hall having received 96 votes.*

*The other candidates vote count is as follows:*

- 5. Jeff Michelsen having received 88 votes.*
- 6. Lary Sims having received 86 votes.*
- 7. Bob Becker having received 1 vote.*

*Also presented for voting in this annual election were proposed changes to the Deer Springs Ranch Owners Association Protective Covenants and Bylaws. Copies of the documents with the proposed changes were provided by email and through the website to the general membership for review prior to this voting session.*

*For your information, the following criteria must be in place in order for the proposed changes to the Protective Covenants and Bylaws to be approved. I will first speak and share the results of the Protective Covenants and follow that with the Bylaws, separately.*

*In order for the proposed changes to the DSROA Protective Covenants to take effect, an affirmative vote of 75% of the membership (or 224) votes must be affirmative. Please note, a vote on the Protective Covenants is effective whether or not the member is current on assessments.*

*The Proposed changes to the DSROA Protective Covenants DO NOT pass at this time, with voting as follows:*

*Affirmative 110 Votes*

*No 49 Votes*

*The intent is to continue to collect votes towards the final outcome of the voting.*

*In order for the proposed changes to the DSROA Bylaws to take effect, a quorum of the membership must be present. A quorum requires 50% of the membership to be present at this meeting. Of the Members present after establishing a quorum, an affirmative vote of two-thirds must be received in order for the proposed changes to the Bylaws to pass. Please note, members voting on the Bylaws are subject to regular DSROA Rules and Regulations.*

*A quorum was present and the proposed changes to the DSROA Bylaws DO pass, with voting as follows:*

*Affirmative 108 Votes*

*No 50 Votes*

*This concludes the results report of the 2018 DSROA Annual Election. Thank you.*

The foregoing meeting minutes were approved by vote of the Membership on September 8, 2018.

Deer Springs Ranch Owners Association, Inc.

---

Barry E. Clarkson, Secretary

List of Attendees in Person

<u>Lot #</u>	<u>Name(s)</u>
129	Dave Ritter
214	Ron Benson
139 & 140	Larry Baer
149	Brad & Tammy Hunt
151	Lyndon Bistline
163	John & Sunshine Harris
113	Jeff & JoAnn Michelsen
86 & 88	Michael Haeseker
36	Tom & Renee Galvas
5	Bob & Lois Nyman
130	Brian & Cathy Castle
239 & 232	Tami Leavitt
Several	Dale & Patsy Clarkson
274	Ron & Natalie Littlefield

155 & 156	Vance Green
28-33 40-43	Dan Wirt & Wife
131	Stephen Browning
67	Teresa & Michael Jordisson
146	Kathy & Mike Duvall
23 & 24	Kathy Pierce & Scott Koller
102	Camille & Gary Christensen & Children
107	Joe & Candy Bosze
16	Robert Allen
23	Brad Pierce & Daughter
99 & 100	Terry & Ralph Morrison
	Blaine & Mariah Wheeler & Children
179	Jeo & Amber Bowman
81	Eric Simmons
173	Barry Clarkson
270	Mike McNichols
17	Roger & Cindi Olson
275	Adam & Ana Shakespear
275	Jason & Mary Shakespear
193	Lynette Foster
161	Nelson & Fae Allen
8	Edward & Colette Liddell
8	Anita Williams
76	Larry Clarkson
52	Ed & Meg Mayer
251	Mike Brown
50	John Tentini
152	Linda Alderman
107	Doug & Tinil Bosze & Daughter