

Board Members	Office	Areas of Responsibility	Neighborhood	ATTENDANCE
Barry Clarkson	President	Legal,	Upper Slide	ABSENT
Brad Hunt	V.President	Agriculture, Social Media Relations	Lower Ranch	PRESENT
Joe Bosze	Treasurer	Cabins (upper), Equipment (maintenance),	Crawford West	PRESENT
Kathy Pierce	Secretary	Cabins (lower & hdqts), Fire protection, Reservations,	Podunk	PRESENT
John Harris		Public Safety, Ranch Caretaker Relations, Roads, Security	Meadow Canyon, Pipeline	PRESENT
Phil Hall		Water, Web Development	Crawford East	PRESENT
Larry Clarkson		Equipment (operations), Wildlife	Lower Slide	PRESENT

DSROA Annual Members Meeting & Election 2019

Saturday, September 14, 2019 – Deer Springs Ranch Headquarters

1. Welcome/Prayer/Roll Call – Brad Hunt, Vice President

- 1.1. The Board and Members were welcomed Association Vice President, Brad Hunt.
- 1.2. A prayer was offered by John Harris.
- 1.3. Roll Call was conducted and a list of those in attendance is attached to these minutes. All Board Members were present, excepting for Barry Clarkson, whom was excused, as noted by Brad Hunt.
- 1.4. A statement by Barry Clarkson, Board President, was read to the members present, by Mariah Wheeler, Office Administrator, regarding the proposed Protective Covenants and his request for the members to approve them. Following the reading, Brad Hunt shared his opinion that members should not vote to approve them. Phil Hall then spoke in behalf of the general Board encouraging members to consider voting for them. Brad Hunt thanked those who shared opinion.

2. Presentation and Approval of 2018 Annual Meeting Minutes – Kathy Pierce, Secretary

- 2.1. Kathy Pierce asked Mariah Wheeler to read the 2018 Annual Meeting Minutes for approval. Following the reading of the minutes, it was noted for correction that Phil Hall was present at the meeting, however was late due to a family emergency. The correction was made. Joe Bosze motioned to accept the minutes, Phil Hall seconded and all present voted unanimously to accept the meeting minutes.

3. Financial Report – Joe Bosze, Treasurer

- 3.1. It was noted that the accounts are in good shape, about 98% of dues have been collected and an accounting of each account balance was given as follows: \$78,800 in the Main checking, \$34,800 in savings, \$1,400.00 in the Ranch Headquarters checking account \$3,500.00 in special savings. Joe Bosze referenced a binder prepared by Mariah Wheeler, Office Administrator, which contains ranch statistics and charts for all financial matters of the ranch for member review and assistance of answering any questions.

4. Meet the Candidates for the 2019-2021 Board of Directors Election – Brad Hunt, Vice President

- 4.1. Each candidate was given an opportunity to introduce themselves and share a bit about their ideas. Candidates did so in the order of current Board Members running for re-election (John Harris, Joe Bosze, Larry Clarkson) with Jeff Collins, Dave Turley and a statement shared by Kathy Pierce in behalf of Kurt Jacobsen who was not in attendance.
- 4.2. Following the introductions, the floor was opened for questions of the candidates. No questions were asked. The remaining time until the final call for ballots was given to members to finalize their ballots.

5. Call for Final Ballot Collection & Dismissal of Ballot Counting Committee

- 5.1. At 11:30 am the final call for ballots was given and Mariah Wheeler and counting committee were excused to the Garden Cabin to begin tallying the votes. One vote arrived late and was unanimously approved by common vote among the members, to be accepted for tallying.

6. Brief highlight of achievements/improvements to the ranch, by current DSROA Board Representatives

- 6.1. Brad Hunt invited members to write down their ideas on a provided board for review by the Board.
- 6.2. Joe Bosze – Equipment, Upper Cabins: Cabin 3 – It was thought that mud was going under the cabin causing floor damage, however the damage was due to the sub flooring which has now been replaced with new tongue & groove flooring being installed by Jeff and Tina Collins. The kitchen cabinets have been removed and replaced. A countertop is needed. Granite is being considered, but will most likely be pushed to next year's

budget. Refrigerators are all continually having trouble both in the upper cabins and lower cabins. Brent Fullmer continues to try to do repairs, as well as Caretakers. A service technician from St George has been contacted to come try to repair. Refrigerators are \$1,700.00 each, so the hope is to have repairs done to save the budget. Joe Bosze shared that a venting solution has been created by he, Brent Fullmer and the Caretakers. The venting has helped, but secondary venting is also needed from the fire box as well. All refrigerators are being moved to outside walls to better facilitate venting of the hydrocarbons. Joe Bosze noted that Rachel Hunt has been working hard to keep things going at the ranch while her husband, Phill Hunt is out recovering from surgery. Joe Bosze noted that Mariah Wheeler has been doing a great job as well. The backhoe is in need of repair and being worked on. Bids are being pursued for professional maintenance twice a year for all heavy equipment. A member reminded the Board that she has fire hoses still on her property and offered again for the ranch to utilize them. Brad Hunt responded that when Phill Hunt was recovered, he would come up and get them from her. Joe Bosze shared that volunteers are welcome to come and assist with cabin improvements, citing Cabin 3 projects. A member requested that volunteers could assist with trash clean up.

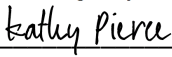
- 6.3. John Harris – Ranch Caretakers Relations, Roads, Security, Public Safety – Roads: information regarding the recent road work and improvements were shared during John's meet the candidate introduction. Road work has been completed despite a lower budget for roads. Road work has been done on Meadow Canyon, from Skutumpah to the airport, past the gravel pit, up Meadow Canyon, as well as Quarter Horse Lane and Old Burn Road using over 6k yards of gravel. John Harris noted that Dale Clarkson assisted financially with some of the road work in Slide Canyon on Star Gazers drive and Hidden Canyon from Pipeline to Slide Canyon. Cow pass was also re-done. Ranch Caretakers – John Harris noted that they have had a rough job this year with cabins being remodeled as well as other responsibilities, noting more animals in the petting zoo also cause them to have to split their time. Phill Hunt has had injuries which has put more work on Rachel's shoulders. John Harris noted the volunteer work of Brent Fullmer, Joe Bosze, Scott Koeller and Kurt Jacobsen on the cabin remodel work assisting the Caretakers. Joe Bosze interjected the move of the store refrigerator to Cabin 2 due to member need.
- 6.4. Kathy Pierce – Lower Cabins, Fire Protection, Reservations – Fire protection: a couple of fires have burned in areas surrounding the ranch. She encouraged members to have Color Countries phone number to contact them in case of a fire. Reservations: it has been a healthy increase since 2018. A poll was taken at the beginning of the year for improvements on the ranch and the number one improvement request was Cabins. Cabin 7 & 8 were focused on due to their flexibility to be open year round. Cabin 7 is close to being finished and a sign-up sheet was provided for members to volunteer to help with the Cabin 8 project. A special thanks was given to current volunteers Mike and Sue McNichols, some non-member help, family members, Scott Koeller, Brent Fullmer, and others. The renovation hope was that 2 cabins a year could be improved. The income from the new reservation system is increasing revenue to better allow the improvements to be made. The new system will be in full function beginning January 2020. Joe Bosze shared that in reference to the fire protection system, the blue pole on the end of the airport is the best way to make an emergency phone call. A member volunteered the expertise of her husband to repair tools if needed.
- 6.5. Larry Clarkson – Wildlife, Equipment operation – Phill & Rachel have been continually learning how to operate the equipment. Wildlife money generated through the membership DSR has with the Pansagunt Land Owners Association greatly benefits the ranch with a current check received for \$12,500.00. Larry Clarkson noted he continues to try to increase that each year and is currently trying to gain application for the Elk portion of the funding. DSR currently is only a member of the Mule Deer association, where the majority of the money comes from. If a member draws a limited entry tag or wants to buy a limited entry tags for deer or elk, please contact Larry Clarkson so that he can be aware of who is hunting on or around the ranch for safety purposes. Future agricultural money could benefit the ranch for water improvements to assist in the wildlife development. Joe Bosze questioned regarding the fishing catch and release sign on Pond 1 and wondered if we could take the sign down. Larry Clarkson suggested the sign come down and Pond 1 and Pond 2 are now open for catch and keep fishing through the end of the year.
- 6.6. Phil Hall – Water: Two documents were provided (and are attached to these minutes) regarding proposed improvements of the Half Moon Well. Phil Hall noted Dale Clarkson's wealth of information and his appreciation for his sharing of information as well as requesting Mariah Wheeler to coordinate with Dale to receive copies of the documents he has. Phil Hall noted that he has hired a water engineer to review all current and past water filings. Phil Hall noted that there are 20 acre feet of water in the Half Moon well that are not

being used and he would like to pursue improving that well with savings from last year's budget and this year's budget, in order to maintain the DSR certified water rights. These improvements are not obligated in any way or in the future to the Hunts successful application and funding with their government subsidy programs. Phil Hall invited members to price compare. Phil Hall also noted that DSR would like to hold a complete set of documents on file in the ranch office and with the water engineer, including maps and catalogues. The future vision is that this well could provide potable water and improved into a water haulers station where water comes from the ground rather than a tank. Phil Hall noted that he would like the improvements to be technologically sound and the project sooner than later.

- 6.7. Brad Hunt – Agriculture, Social Media Relations, Propane, Fuel – Propane and Fuel have been added to a board members name noting that in the last 3 years, thousands of dollars have been saved by monitoring these items. Social Media – a member's only facebook page is set up for use of the members. Brad Hunt encouraged that members share their opinions in a respectful manner and share feedback. Agriculture – Brad Hunt provided a map of the ranch (not included in these minutes) noting the colored boxes that are part of the plan sectioning off improvement projects along with notations of rating by the NRCS. The project is being pursued by Doug Hunt Cattle Company, through Brad Hunt. Brad Hunt noted that additional funding is needed to supplement ranch budgets for brush and grass management noting that herbicide cost is around \$30/acre and one acre noted on the map is 100 acres. The National Resource Conservation Services (NRCS) offers an opportunity to cattle owners for range management funding programs for improvement of the land the private land cattle and wildlife are utilizing. The permanent water improvements and fencing, brush hogging and killing off noxious weeds are some of the projects being submitted for funding, as shown on the map. If funding is approved, the obligation is that the projects the cattle contractor outlines must be completed. Total funding is estimated at \$50 to \$70k dollars for those improvements. This is in addition to DSR budget money.
- 6.8. Brad Hunt acknowledged the Board and the time spent behind the scenes doing work to keep the ranch working well. Vance Green was acknowledged for his technological improvements to the ranch as well as Brent Fullmer. Dale Clarkson was recognized for funds donated to the ranch for improvements.
7. **Pot Luck Luncheon & Social with Entertainment by Mike Ewing**
 - 7.1. The delicious main course was prepared by Candy Bosze and company.
8. **Annual Auction**
 - 8.1. Many items were donated to the ranch for the annual auction. The annual auction generated just over \$1,200 for the 2020 annual meeting.
9. **Announcement of Voting Results – Mariah Wheeler**
 - 9.1. The voting results were shared as follows: 179 Ballots were counted. The newly elected Board members are: Larry Clarkson 117 votes, Kurt Jacobsen 107 votes, and John Harris 99 votes. The Protective Covenants were passed for adoption with a 76% affirmative vote (131 to accept, 41 to decline). (Full results attached to these minutes)
10. **Adjournment of the Annual Meeting followed the voting results announcement.**

This concludes the meeting minutes for the 2019 Annual Meeting and Election.

The foregoing meeting minutes were approved by vote of the Membership on September _____, 2020.

DocuSigned by:

 Kathy Pierce
 DSRCA Secretary

9/14/2020 | 9:00 AM MDT

DSROA Secretary:mw