

DEER SPRINGS OWNERS ASSOCIATION (July 9, 2016)

The Minutes of the Board of Directors Meeting held:

Deer Springs Ranch Headquarters at 1:00 PM

Name	Position	Responsibility	Term	Present	Absent
Phil Hall	President	Legal, Manager Relations; Crawford	2016	X	
Robert Musko	Vice President	Fire Protection; Slide	2016	X (T)	
Jodi Akers	Treasurer	Finance, Legal, Water; Broad Hollow	2017	X (T)	
Joe Bosze	Secretary	Equipment, Facilities, Cabins; Crawford	2017	X	
Jeff Michelsen	Director	Reservations, Web Communications; Slide	2017	X	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016	X	
John Harris	Director	Roads, Activities (Managers), Security, Safety; Lower Ranch, Meadow Canyon	2017	X	

1. **Call to Order:** Phil Hall called the meeting to order at 1:05 with a prayer. Jodi Akers and Robert Musko were able to join the meeting via teleconferencing. Members present were: Linda Alderman, Larry Meltzer, Brent Fulmer, Brad Hunt, Sunshine Harris, Candy Bosze, Paul and Nancy Brayton, Vance Green (T), and Bob Allen (T).

2. A. **Minutes:** The minutes for June 2016 were read and corrections were requested by Jodi Akers. When the corrections are made, they will be sent out to the board for approval. Posting will be after the approval.

B. **Follow up Assignments:** Phil Hall reviewed and discussed the items from the June meeting.

1. Joe Bosze presented an Equipment Policy for DSR (Backhoe, Grader, Kubota, Grizzly) with additions and will be ready for the Board by email. There should be changes in wording to include all DSR Equipment; the Insurance Policy for equipment is covered under the General Liability for the Ranch; the list for approved operators of the equipment will be decided by 2 other members, and a \$500.00 deposit is required for the rental of any equipment.

***** Phil Hall made a motion to accept the Equipment Policy after the adjustments are made and emailed to the Board. Jeff Michelsen seconded it.

Unanimous Passed

2. Jeff Michelsen stated that he is working on the fine tuning of the Welcome Letter. DSR is registered on the work camper website at a cost of \$150. There were no applicant responses for this year, so the ranch will try again next fall.

3. Paul Brayton will email his letter to the Board this Saturday concerning his Wingate Wilderness Therapy Group.

4. John Harris discussed the gravel pit reclamation project. Larry Clarkson was contacted and he will not do the work for the ranch nor rent out his equipment. Norris Church was asked to clean up the slash pile, bring the hill down, and finish graveling with the Grizzly at the gravel pit for 17 hours of work at \$100 per hour. The ranch now has about \$8000 worth of gravel for the roads. Norris Church has a big tractor and can work it for \$125 per hour with a \$250 transfer fee to bring it out. The tractor could be used for the week for \$4000. Money left in the budget for grading is \$2500 and for culverts \$4500.

***** John Harris made a motion to use Norris Church to work a day with his track hoe for \$1200-1300 to decrease the steep vertical angle at the gravel pit for safer removal of dirt for screening and the price to also include screening gravel. Joe Bosze seconded it.

Unanimous Passed

5. Bob Allen reported on the traffic road counters and UDOT requiring 7 hours for the study from sunup to sun down. The board then discussed using DSR cameras positioned at the iron gate to the Forest Service Road and a camera at the turnoff at the landing strip. The motion camera would have the pictures and then they could be reviewed, showing the car counts for traffic and report the findings to John Harris. Paul Brayton, John Harris and Bob Allen will coordinate this project.

6. Phil Hall and others have seen the Pink Loop Road has had grading done recently. It is much better after 2 years of no grading. A letter will be sent to the Kane County Commissioners concerning the MOU and as well as concerns about the speed of motorists and requiring more signage for 25mph, ATV signage, and blind curves in Meadow Canyon Road.

7. Jodi Akers reported on the horseback riding at the ranch with concerns of insurance. Brad Hunt withdrew his services for this project. Discussion was to consider the project and cover DSR under a different insurance policy and/or have the wranglers cover DSR under their insurance policy. Members questioned whether Utah Law already protected horseback riding. Suggestions were that the project could be done on the monument property (with a license) and not on ranch property for insurance reasons.

8. Brent Fulmer will contact Tami Leavitt about the fire hose.

9. Leland reported that a commercial cleanup on the lot in Podunk could cost upwards of \$10,000. Several ideas to get the area cleaned up would be to have the fire marshal come out and possibly allow a burn and haul off the metal to town. A letter needs to be sent to the owners again. More discussion is needed.

10. Newsletter assignments: Jeff Michelsen will do a piece on the RV dump and Leland Gentry will report on firebreaks and hours. Liability forms can be duplicated on the new laser printer at headquarters and be required when making reservations.

3. **Ranch Report**: Paul Brayton reported on things at the ranch. He will send a report of daily activities and completion of jobs to John Harris. Log books are available for all cabins and equipment maintenance, hours and rentals.

A. The cattle guard at headquarters has been removed; the upper cattle guard on MCR was cleaned out and the sides were changed to keep cattle from passing the area.

B. The gravel pit has been reconstructed for accessibility to safe removal of dirt to screen. Signs are posted to stop members from removing DSR property.

C. The water tests have come back good for areas tested.

D. Two bids were received for fence repair but nothing could start until late August.

E. Chris Nielsen (Lot 127) cleaned up the ranch headquarters' trees and the dead branches.

F. The Ranch Managers will take control of liability forms and require anyone checking in to have completed the forms or no keys will be issued for the reservations.

G. Incident reports for any accidents at the ranch must be completed and Paul Brayton will follow through with completion.

H. Approximately 20 hours have been put on the new backhoe recently. The U joint has not been replaced on the brush hog yet. It was agreed that Paul Brayton would get \$25 an hour to do work on his off days for individual members requesting his services. This would be on top of any rental charges for equipment. Cabins are booked this summer, so Paul Brayton will hold off on cabin repair and maintenance and follow through with grader work on roads in Slide, Meadow Canyon and Crawford.

I. Cabin 9 was inspected and it shows the need to repair the line for the sewer drain; it requires a longer pipe. Mattresses for the cabins are still going to be available this late summer or fall. We should keep good records for cabins to insure replacement in the future.

4. **Financial Report:** Jodi Akers reported that Quicken Books and Profit and Loss sheets are now available but still need to have some adjustments made.

A. 87% of assessments have been collected (\$50,000 in the bank); \$6,000 has been collected from the Hunt cattle.

B. Paul and Nancy Brayton, as managers, need a category showing their spending to separate maintenance (\$4800) from furnishings (\$4000).

C. The cost for the stairway for Cabin 3 should maybe be put under the special projects rather than cabin expenditure.

D. There is a need for a new antenna for phone services at the ranch, but it would be over the budget. The internet connection charge was \$800 this year but will be back to normal next year. Printing services is over budget. Water testing is \$285 per year.

5. **Web Development & Communications:** Jeff Michelsen asked if there were any changes to the PC&R's that would need to be put in the newsletter; there were none. Jeff Michelsen asked if we should have a survey done for members that would ask if we should allow electronic voting. Discussion followed to show no interest with this change. In July, the newsletter should ask for nominations for the next board. All articles for the newsletter should be in to Vance by Wednesday, July 13th. Ballots should be out by August 10th to members.

6. **Legal:** Jodi Akers stated that we will continue with the stand alone board insurance policy. Horseback riding project by Brad Hunt was withdrawn at this time. Discussion was that the idea was acceptable to many board members and members, but the insurance part has been blown out of proportion due to liability to the ranch. Cookouts were discussed and were not part of the insurance policy from Hunt's insurance but could be added, and DSR still would need to be additionally insured under their policy.

7. **Fire Protection:** Robert Musko will do a write up with the Forest Service for the fuel reduction project. The fire truck has a starting and running issue that Joe Bosze and Brent Fulmer will look into.

8. **Equipment & Cabin Maintenance:** Joe Bosze has been working with Paul Brayton to manage projects and set priorities. Currently, painting can't be done due to the occupancy of many cabins. Rock has been set around all upper cabins to keep the areas cleaner as well as the interior of the cabins. The new security locks will be installed and keys will be available upon check in. Cabins 7&8 have metal doors that require different installation, and this will be completed at a later date. Cabin 4 does not have a metal roof; Paul Brayton will contact Dave Turley for a quote and Joe Bosze will contact Larry Meltzer also.

9. **Roads, Ranch Activities, Security, and Public Safety**: John Harris discussed earlier about top priorities for road repair and maintenance. He and Paul Brayton have been working with Norris Church to screen material from the gravel pit and to make the area safer for further removal of dirt. John Harris states that if the ranch can get ahead of the potential for road damage by fixing the roads now, than maintenance later will be easier. There would be fewer emergencies for roads and members. Areas of concern in priority are:

- A. Old Burn Road – extreme mud, requires gravel
- B. Slide Canyon - grading
- C. Crawford Canyon past Fred Seale’s lots (Clay and muddy)
- D. Podunk – culvert and road damage due to heavy rains
- E. Pipeline

***** Phil Hall made a motion to have Paul Brayton, and possibly Norris Church, improve these roads A, B, C, D, E using ranch equipment (grader and backhoe) under the direction of John Harris and Leland Gentry for the Podunk. Leland Gentry seconded it.

Unanimous Passed

10. **Agriculture and Wildlife**: Leland Gentry reported the estimates for fencing and cleanup for the lot in Podunk. He requested more noxious plants be sprayed at the ranch, including in the Podunk area. The crossing, over a culvert, is being washed away and will require some loads of rock to reinforce it. The bees are at the ranch presently by the 2 bee keepers. The 8 hives from Brinkerhoff are more than 200yds from the pond, located near Leaf Springs. The 12 hives from Brinkerhoff are located on Association Lot #74 near another water source. It is strongly suggested that a sign be put up to indicate the presence of bees in the particular areas.

11. **Water Resources**: Jodi Akers had nothing new to report.

Bob Allen reported that individuals were on his property in Podunk and had cut down 2 of his trees.

*****Phil Hall made a motion to adjourn at 3:30. John Harris seconded it.

Unanimous Passed

Next Proposed Meeting Dates:

August 20th

September 10th (Annual Meeting)

Assignments to follow up:

1. Joe Bosze: Equipment Usage Policy
2. Jeff Michelsen: Welcome Letter
3. Paul Brayton: Wingate Wilderness Therapy Groups Letter; Cabin 9 sewer repair
4. John Harris and Bob Allen: Traffic Count Study results
5. Phil Hall: Letter to Kane County Commissioners on MOU
6. Cleanup at Podunk; signage (2) for bees in the 2 areas