

I. Objective

- (1) To start off each year in black without ever having to raise membership assessment over \$350.00 level.
- (2) To keep ranch equipment and cabins clean and in good repair
- (3) To add to ranch facilities and programs each year.

Example: (a) Hunting Club
 (b) Overnight packing trips
 (c) Equipment

II. Above will be achieved by

- (1) sale of lots
- (2) by using more of the available cabin rental time (in past only 33%) *but not total*
- (3) money from ranch programs
- (4) store profit
- (5) sale of time shares *expanded program*

1. Sale of Lots

- (a) The more activities and visitors you have the more prospects you have.
- (b) Sale of lots to members friends using time share plan (we will use new store as a place to get to know the guests better and get more prospects.)
- (c) ? Sale of incentive programs (The sale of 3 day vacation to employers for employees use in middle of week or slow times.)
- (d) Newspaper ads

2. Using more Cabin Rental Time

- (a) Only using 33% of available cabin rental time at present. (If we can double amount of cabin time being used, it would generate an additional \$63,840.00).

3. Ranch Programs

- (a) Horse rentals (\$6.50 hr.) ^{26 40 = 10 WEEKS x 4 HOURS = 1 DAY DURING SEASON} 152 weeks x 10 hrs. = 1,520 hrs. x \$6.50 = \$9,880.00
- (b) Sleigh rentals \$15.00 per day for horse and sleigh for those renting back cabins in winter months - Dec., Jan., and Feb.
 \$1,350 per 1 horse and sleigh per cabin
 for 4 back cabins = \$5,400.00
- (c) Buggy rental (\$8.50 an hr.)
- (d) Mountain bikes - suggest rental (\$5.00 per hr.)
- (e) Fishing \$5.00 permit per week - estimated income \$750.00
- (f) Archery (archery golf) - \$5.00 per game estimated income \$1,000.00
 (based on 5 week program at 4 people per cabin playing 1 game)
- (g) Deer Hunting (Oct. 2-17th)
- (h) Guided four wheel drive tours (Oct., Nov., Dec.)(March, April, May)
 Enjoy guided 4-wheel drive tours in the comfort of your own 4-wheel drive.
 Professional guides will take you on beautifully picturesque back roads that only residents and land owners know about and will show you canyons that they only know.
 \$250.00 per person or \$700.00 for family
 (includes 5 days and 4 nights, 2 days of guided tours and 1 day that they can use ranch facilities)

Average of 2 people per car

Average of 4 vehicles per trip -\$ 2,000.00 per week

\$12,000.00 (6 weeks-Apr.2 to May 7)
18,000.00 (9 weeks-Oct. 1 to Nov. 26)
 \$30,000.00
7,500.00 Loss expenses
 \$22,500.00 Profit

HOLD

(f) tent space and shower rental (suggested rental of tent space \$4.00-showers \$5.00)

4. Store profit will increase as activities and inventory increases.

5. Time Share Program

Time sharing can pump considerable capital into DSR. (We feel one-half of profit from first four time shares sold should be used to complete 4 cabins in back.)

TEEP SPRINGS RANCH OWNERS ASSOCIATION MET AT THE HOME OF WENYLL & NELLIE HOYT IN FREDONIA, AZ. 12:P.M. NOON JANUARY 26, 1991.

GUESTS AND BOARD MEMBERS PRESENT WERE PRESIDENT VAL CRAM, V. 1988. OSCAR ROBINSON, SECRETARY AND TREASURER NELLIE HOYT, RANCH MANAGER EVAN CALLISTER, GEORGE STRAIN, BILL CURL, DALE CLARKSON, 2 REAL ESTATE SALESMAN FROM SALT LAKE CITY, UTAH, GLEN BINGHAM, AND WOODY BACHMAN.

OPENING PRAYER WAS GIVEN BY EVAN CALLISTER.

THE MINUTES OF THE LAST MEETING WAS READ BY THE SECRETARY, NELLIE HOYT AND ACCEPTED OR CORRECTED ONE BY ONE.

THE \$50.00 CLEANING FEE WAS DISCUSSED. IT IS TO BE WRITTEN UP AND ADDED TO THE RULES AND REGULATIONS ON THE WALL IN THE CABINS.

AGAIN THE BIDDER FOR INSURANCE ON THE BOARD OF DIRECTORS PROTECTION WAS DISCUSSED. (NOTHING DECIDED.)

THINGS WE COULD BE HELD RESPONSIBLE FOR ARE, (1) UNDERSTAFFED. NEGLIGENCE, (2) NEED TO CHECK OUT THE RANCH FOR TROUBLE SPOTS. (3) SIGNS AND SAFETY EQUIPMENT, (4) GOOD SAFETY POLICYS, (5) TELEPHONE (6) ICG BITES.

MR BACHMAN OFFERED TO CHECK IN SOME INSURANCE WE COULD BUY FOR SAY \$2.00 (LIKE TRAVEL & AIRLINES SELL), AND GET THE INFORMATION TO MR CLARKSON.

A DISCUSSION FOR A TELEPHONE FOR THE RANCH, BILL CURL WILL GET INFORMATION AND ESTIMATE FOR NEXT MEETING. NELLIE HOYT WILL TALK TO DAVID JOHNSON ABOUT THE TELEPHONE SET UP THEY HAVE ON THEIR RANCH BY NEXT TIME.

A DISCUSSION ON KANE COUNTY TAXES ON THE RANCH WAS TABLED TO A LATER DATE BY A MOTION MADE BY OSCAR ROBINSON. ALL IN FAVOR.

DALE CLARKSON WOULD NOT ACCEPT OUR PURPOSES OF TRADING ONE LOT FOR UNCOLLECTED ASSESSMENTS. OSCAR ROBINSON WITHDREW HIS MOTION OF OCTOBER 13, 1990, AND AMENDED THE NEW MOTION TO READ, I MAKE A MOTION THAT WE ACCEPT DALE'S LETTER OF PURPOSES DATED, OCTOBER 9, 1990, TO CLARIFY THE OBLIGATION BETWEEN TEEP SPRINGS RANCH AND TEEP SPRINGS RANCH OWNERS ASSOCIATION. (REFER TO ENCLOSED LETTER SIGNED BY BOARD MEMBERS.) 2nd. GEORGE STRAIN, ALL IN FAVOR. NONE OPPOSED.

DISCUSSION OF THE PURPOSES BUDGET IN DECEMBER, 1990, DALE CLARKSON OPPOSED THE ASSESSING OF THE UNSOLD PROPERTIES. HE PRESENTED LAWYER BISHOP'S LETTER WHICH THE SECRETARY READ OUTLOUD. NELLIE HOYT WITHDREW HER MOTION OF DECEMBER 8th, 1990, BUDGET MEETING, 2nd. GEORGE STRAIN VOTING 4 IN FAVOR OPPOSED-- 1- (VAL CRAM.)

DALE CLARKSON TALKED OF UNREST IN THE ORGANIZATION, AND HOW TO FIX IT??

QUESTION HAD BILL CURL DONE ALL WORK HE HAD AGREED THAT WE HAD PAID HIM FOR? ANSWER, YES. HE HAD PUT IN 67 HOURS + TIME HIS BOY PUT IN.

RANCH MGR. EVAN CALLISTER REPORTED THE B.I.M. HAD DONE THE REEVALUATION ON THE RANCH. WE CANNOT GRAZE CATTLE ON THE SWEET AREA BY THE B.I.M. FOND. WE CAN USE THE DEER SPRINGS POINT. (PROBLEM HOW TO KEEP THE CATTLE UP THERE AND HAUL WATER TO THEM.)

THE B.L.M. WILL DIG 2 NEW RESERVOIRS OR PONDS ON CRAWFORD BENCH BURN AREA.

EVAN SUGGESTED WE CHARGE \$13.00 PER AUM PFF FOR COWS GRAZING AND THE OWNER FURNISH THE SALT. THE B.L.M PFF HAS BEEN RAISED .13¢ to us.

EVAN AND JAK CALLISTERS PROPOSAL FOR MANAGER FOR 1991 WAS PRESENTED.

WE WILL ADVERTISE AND INTERVIEW 2 or 3 OTHER INTERESTED PEOPLE BEFORE DECIDING, UPON SUGGESTION BY BILL CURL.

THERE WAS A SUGGESTION THAT WE ASK FOR BIDS ON CLEANING UP THE CABINS BEFORE SPRING OPENING. (MAYBE CAROL CRICSBY, PERKINS, VAL CRAM INTERESTED)

GEORGE STRAIN MADE A MOTION TO ACCEPT THE MINUTES AS READ AND CORRECTED, 2ND OSCAR ROBINSON. ALL IN FAVOR.

NEW BUSINESS

A SUGGESTION BY OSCAR ROBINSON TO SELL THE OLD SNOWMOBILES, AND BUY NEW ONES WHEN THE TIME COMES TO RIDE THEM. HE HAD CHECKED THE VALUE OF THEM AS THEY ARE, AND COULD GET POSSIBLY \$200.00 to \$225.00 ea. and \$100.00 ea. FOR THE TRAILERS. (2 ARCTIC CATS 1979- 1 YAMAHA 1978.--3 TRAILERS.)

DALE CLARKSON EXPRESSED DESIRE TO PURCHASE THE SNOWMOBILES/AS THEY ARE. AND TRAILERS

OSCAR ROBINSON MADE A MOTION TO SELL THE SNOWMOBILES AND TRAILERS TO DALE CLARKSON FOR \$750.00. 2nd BILL CURL. MOTION CARRIED ALL IN FAVOR.

DALE CLARKSON DISCUSSED THE BID ON CHURCH WELLS GRAZING PERMIT, (FRANIE SWALES), WHICH IS UP FOR SALE.

VAL CRAM REPORTED HE HAD BEEN APPROACHED AND ASK TO RESIGN AS PRESIDENT OF THE ASSOCIATION.

DALE CLARKSON MOVED THAT VAL CRAM NO LONGER BE PRESIDENT. 2nd BY OSCAR ROBINSON: 3 VOTED FOR. 2 OPPOSED.---NELLIE HOYT & GEORGE STPAIN. MOTION CARRIED.

VAL CRAM THEN NOMINATED DALE CLARKSON FOR PRESIDENT. NO FURTHER NOMINATIONS ALL IN FAVOR. MOTION CARRIED.

DALE CLARKSON REPORTED THERE WOULD BE OTHER CHANGES IN 60-90 DAYS DUE TO UNREST IN THE ORGANIZATION.

(QUESTIONED BY GEORGE STRAIN IF ANYONE WERE NOMINATED FOR ELECTION IN JUNE, "WOULD YOU USE YOUR 100 UNSOLD LOTS VOTES TO VOTE AGAINST THEM?", AFTER A PAUSE, CLARKSON REPLIED, "YES.")

CLARKSON READ A BID SHEET FROM ZION NATIONAL PARK WANTING HOUSING FOR 28 FIVE FIGHTERS FROM APRIL THRU SEPTEMBER. DISCUSSED. ONLY HAVE 11 DAYS TO GET BID IN. ???

BILL CURL ASK FOR CLARIFICATION ON PROPOSED BUDGET AS PRESENTED. LAUNDRY, VEHICLES, MAINTENANCE, WASTER HAUL, EQUIPMENT PURCHASE. DISCUSSION, MR CURL, SATISFIED.

BILL CURL, WOODY BACHMAN & GLEN BINGHAM, ARE DOING THE MARKETING AND SALES ON LAST 100 UNSOLD LOTS AT DEER SPRINGS.

A SUGGESTION BY OSCAR ROBINSON TO SELL THE OLD SNOWMOBILES, AND BUY NEW CNFS WHEN THE TIME COMES WE NEED THEM. HE HAS CHECKED THE VALUE OF THEM AS THEY ARE, AND COULD GET POSSIBLY \$200.00 to \$225.00 ea. and \$100.00 ea. FOR THE TRAILERS. (2 ARTIS CATS 1979- 1 YAMAHA 1978.--3 TRAILERS.)

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6:P.M.

CLARKSON SUGGESTED THE NEXT MEETING BE HELD FEBRUARY 23, 1991, 12:P.M. NCCN AT THE UTAH PROPERTIES OFFICE IN KANAB, UTAH.

MOTION MEETING ADJOURN. ALL IN FAVOR.

DOUGHNUTS, VALENTINE COOKIES AND POP WERE SERVED BY HOSTESS. \$3.00 WAS DONATED TO HELP PAY FOR REFRESHMENTS.

THANK YOU. NELLIE HOYT. SECRETARY & TREASURER.

Feb 20, 1991

Board of Directors
Deer Springs Ranch

Since I cannot make it to the meeting, I have ask Nellie to present this to the Board. I am with drawing the proposal I made for the Ranch Manager Position at Deer Springs Ranch.

I will turn in the keys and files as soon as I return from Salt Lake.

I have a generator, a 100# propane tank, some culvert pipe and used crusher screens that are still at the ranch, but as a member these items should be ok until I can move them to my lot or remove them from the ranch. These items are not for use by the current management.

An itemized bill for time spent at the Ranch in Nov, Dec & Jan will be presented shortly as agreed by the board when Val was president.

I have a lot of friends who are members, who have tried to get me to stay on, to continue to manage the Ranch for the benefit of all the Members. I sincerely am saddened to leave the Ranch but cannot see any future trying to work with the situation as it now stands.
Sweet

Management Proposal for 1991

Evan and Jon Callister are proposing an agreement with DSRRA to manage the ranch for the year of 1991 for a salary of \$18,000.

January and Feb. Evan would be paid \$500 per month for part time work at the ranch, getting the generator repaired and other work that could be taken care of depending on weather and conditions. This would also involve getting supplies and lists ready for the year.

March thru Oct.

Evan would be paid \$1,000 per month
Jon would be paid 1,000 per month.

Nov + Dec

Evan would be paid \$500 per month for part time work at the ranch. If the season for using the cabins is extended into Nov, he should be paid \$1,000 for this month.

The 2 Holidays of the year that I will not work without additional compensation are Thanksgiving and Christmas.

Evan S Callister

The schedule for the cabins for 1971 would be as follows.

The main Ranch and bunk house would have the water turned on about the 11th of March, cleaning would begin on the other cabins.

	opening -		closing
March	22 nd	# 7 + # 8	Nov 8
March	29	# 6 + 10	Nov 1
April	5	# 9	Nov 1
April	12	Garden Cabin	Oct 25
May	3	# 1	Oct 18
May	10	# 2	Oct 18
May	17	# 3	Oct 18
May	24	# 4	Oct 18

For 1971 I would use My Chev Pickup at \$100 per Month Plus gas from Jan thru Dec at \$1,200 per year but this truck is wearing out fast our Bronco would be used at \$100 per month from March thru Oct + gas \$1,500.00 per year.

Help would be hired in March + April for the Heavy Spring cleaning a couple would be hired for May thru Aug and a wrangler would be hired for these same months

FEBRUARY 23, 1991

SPRINGS RANCH OWNERS ASSOCIATION MEETING WAS CALLED TO ORDER BY IRFS.
CLARKSON.

OPENING PRAYER WAS BY OSCAR ROBINSON.

IT WAS NEAT TO HAVE OSCAR BACK FEELING AS GOOD AS HE DOES AFTER SERIOUS SURGERY.

MEMBERS PRESENT WERE VAL CRAM, OSCAR ROBINSON, BENNY JORDAN, BILL CURL, DALE CLARKSON, AND NELLIE HOYT. GEORGE STRAIN HAD CALLED IN TO BE EXCUSED. EVAN CALLISTER WAS ENROUTE FROM SALT LAKE CITY, BRINGING JAN HOME FROM HOSPITAL.

IN GENERAL WE DISCUSSED TOURISM IN THE ARPA, AND DALE WHITES NEW VIDEOS.

THE MINUTES WERE READ AND CORRECTED.

ON THE CLEANING OF THE CABINS, WHO WILL DO IT? IT NEEDS TO BE FINISHED BY APRIL 20th, 1991, WHEN THE BOARD WILL DO A SAFETY CHECK & WILL SET UP FOLLOW UP TIMES.

RESERVATIONS START IN MAY ALREADY.

THE RANCH HAS AN ALL OVER TIRED LOCK. HOW CAN WE GET THINGS LOCKING BETTER????
(ANSWER: MONEY AND MANPOWER.)

~~MEMBERS TO PICK UP THE SHEETS IN THE CABINS, UPDATE THEM, AND THE \$50.00 CLEANING PER INSTRUCTIONS AND RETURN TO CABINS. CHECK THE CONDITIONS OF OLD MAPS.~~

BILL CURL GAVE A REPORT ON TELEPHONE SYSTEM TO RANCH. IT WILL WORK. HE WILL HAVE MORE INFORMATION NEXT MEETING.

LETTERS WERE READ FROM CATTLEMAN ASSOC., FARMERS HOME, AND CONGRESSMAN FROM GEORGIA, (BUDDY DEARDON.), ASKING FOR 10% ANNUAL TO FIGHT LOSING GRAZING RIGHTS FOR CATTLE.

A LETTER FROM WENDELL HOYT ASKING TO RETURN 5 HEAD OF CATTLE TO THE RANCH AS SOON AS PERMITTED. (HE OWN MILKS, AND WILL PAY FOR EXTRA ANNUAL). OSCAR ROBINSON MADE MOTION TO ACCEPT WENDELLS LETTER. 2nd BILL CURL ALL IN FAVOR MOTION CARRIED. HE WILL BE NOTIFIED AT THE EARLIEST DATE. GRAZING FOR THE MEMBERS, IS MAY 1-NOV. 1, EACH YEAR. (EARLIER OR LATER IS PER ANNUAL PER MONTH.)

THERE ARE SOME PROGRAMS AVAILABLE IF APPLIED FOR AND RECEIVED, WHERE THE GOVERNMENT PAYS 1/2 AND THE RANCH PAYS 1/2, (WATER CATCHMENTS, SOIL EROSION, MANY OTHER THINGS THAT NEED TO BE DONE.)
BILL CURL WILL DONATE HIS HEAVY EQUIPMENT AND MAN POWER TIME FOR THE FEE WE RECEIVE FROM THE PROGRAM. THE RANCH WON'T HAVE TO PAY THE 1/2 BALANCE. THIS IS REALLY CONSIDERATE OF BILL AND WILL HELP A LOT.

VAL CRAM MADE A MOTION WE ACCEPT THIS PROPOSAL. IT WAS 2nd BY OSCAR ROBINSON. ALL IN FAVOR MOTION CARRIED.

~~MEMBERS TO PICK UP THE SHEETS IN THE CABINS.~~ 3.30and
DALE ANNOUNCED THERE WERE SOME APPLICANTS COMING AROUND 4:p.m. FOR AN INTERVIEW FOR RANCH MANAGER.
BILL CURL SUGGESTED THAT THE MANAGER HAVE A FIRST AID PROGRAM TRAINING.

WHILE HOYT PRESENTED EVAN AND JAN CALLISTERS LETTER OF RESIGNATION. (EACH MEMBER RECEIVED A COPY.) (EVAN HAD TRIED TO MAKE THE MEETING TO PRESENT IT HIMSELF, BUT THEY ARRIVED IN TOWN AS EVERYONE WAS LEAVING.) NOTHING WAS DISCUSSED.

EVAN AND MICHELLE ALLEN SHOWED UP FOR INTERVIEW. THEY ARE REALLY INTERESTED BUT ARE WORRIED ABOUT MEDICAL INSURANCE. IF WE COULD FIND A PROGRAM, THEY WOULD PAY 1/2 AND RANCH 1/2??? VAL ASKED IF THEY MAY BE INTERESTED IN BUYING A LOT?? POSSIBLY YES, IF THINGS WOULD WORK OUT.

THERE WAS DISCUSSION ON CATTLE AT THE RANCH THIS YEAR. NO ONE HAD HEARD ANYTHING ABOUT THE CHURCH CATTLE. DALE CLARKSON HAD TALKED TO WAYNE ROBINSON, IT IS POSSIBLE HIS SON BRENT IS INTERESTED IN GOING INTO THE CATTLE BUSINESS. (200 head.) HE WOULD PAY AUM, FOR GRAZING & WORK THE CATTLE, THIS WOULD MAKE THE RANCH SOME INCOME & MAKE LESS WORK FOR THE MANAGER. HIS WIFE CALLED, BRENT DID NOT MAKE IT BACK FROM PAGE IN TIME TO COME FOR INTERVIEW. (LATER?)

A LETTER AND BILL FROM LAWYER STEVE SNOW & ASSOCIATES, WAS READ. MARCH 28th 1991, WAS THE SET TRIAL DATE ON THE BILLY TERRAL TRIAL ON BACK MEMBERSHIP ASSESSMENTS. HE HAD SUBMITTED A PURPOSAL FOR SETTLEMENT. HE WOULD DEED BACK TO D.B.S.D.A. LOT # 159, FOR THE \$6000.00 + BACK FEES HE OWED ON BOTH LOTS, & START NEW. (HE PAID \$3000.00 FOR THE LOT IN THE FIRST PLACE.)

AFTER DISCUSSION, THE PRESIDENT SUGGESTED WE INCLUDE HIS 1991 DUES ON LOT # 27 HE IS KEEPING, IN THIS TRANSACTION. AND LET HIM START OUT NEW NEXT YEAR. WE ALL AGREED.

VAL CRAM MADE A MOTION WE ACCEPT THE PURPOSAL SENT BY TERRALS LAWYER. 2nd BY BILL CURL. ALL IN FAVOR.

GSCAR ROBINSON IS GOING TO TALK TO BILLY AND SEE IF WE CAN GET HIM BACK LIVE AGAIN.

VAL CRAM MADE A MOTION ~~WE ACCEPT THE PURPOSAL SENT BY TERRALS LAWYER AND PAID, AND ANSWER THE PURPOSAL ACCEPTANCE ON BILLY TERRAL SETTLEMENT, AND PAY STEVE SNOW AS SOON AS POSSIBLE.~~ 2nd (SCAR ROBINSON. ALL IN FAVOR MOTION CARRIED.

PARK

DALE HAD BEEN TALKING TO THE ZION/ CN FIREFIGHTERS HOUSING BID, (22 PEOPLE) THE PEOPLE HAVE MADE AN APPOINTMENT TO CHECK OUT THE RANCH NEXT WEEK.

DALE HAD BEEN TO A MEETING ON THE PARASQUANT DEER HUNT PERMITS. WE NEED TO HAVE SOMEONE FOLLOW THIS UP VERY SOON. WE ARE ELIGIBLE FOR AT LEAST 15 PERMIT DRAWS, MAYBE MORE WITH OTHER LAND AVAILABLE. THIS NEEDS TO BE FOLLOWED UP SOON.?

RENTAL PROGRAM ????

A RENTAL PROGRAM FOR RENTING OUT OUR CABIN TIME IF YOU CAN'T USE IT WAS DISCUSSED. WOULD YOU JUST NOTIFY KAPEN AT THE OFFICE AND SHE PUT IT IN THE POOL, 1st COME 1st SERVED IN LINE AS NOTIFIED ?? (50% TO THE RANCH AND 50% TO THE OWNER ???) THINK. SUGGESTIONS NEEDED. MUCH DISCUSSION IS NEEDED HERE.

IF YOU DON'T USE YOUR TIME, CAN YOU CARRY IT OVER INTO NEXT YEARS?????

#5 IN RULES AND REGULATIONS PAGE 4, SAYS IF CABIN TIME IS NOT USED BY END OF CALENDAR YEAR, IT WILL BE DELETED.

RULES AND REGULATIONS PAGE 12, OWNER CAN RENT OUT HIS OWN TIME HIMSELF.

GSCAR ASKED TO BE EXCUSED. STILL RECOVERING.

NEXT MEETING WILL BE HELD MARCH 23, 1991, 12:00 NOON, AT HOUSTONS CAFE NEXT DOOR. BRING AN ARTICLE ON HELPING TO MAKE THE RANCH PROGRAM BETTER, DEER SPRINGS RANCH WILL PAY FOR YOUR LUNCH. (DUTCH.) ALL IN FAVOR.

JEFF AND MICHELLE ALLEN CAME IN FOR AN INTERVIEW FOR RANCH MANAGER. THEY SEEMED VERY INTERESTED, IF MEDICAL INSURANCE CAN BE WORKED OUT. WE WILL LET THEM KNOW AFTER OTHER INTERVIEWS, IN A COUPLE WEEKS.

BRENT ROBINSON & WIFE ARE COMING IN TO DISCUSS CATTLE CREATION.

MONDAY MORNING THERE ARE 7 PEOPLE FROM CALIFORNIA, AND 7 PEOPLE FROM SALT LAKE CITY, COMING INTO THE AREA CHECKING OUT ON SALES.

WE NEED TO WELD A CAP ON HEADGATE AT BOTTOM FISHING POND VERY SOON, TO SAVE ANY WATER THIS YEAR THERE. UNDER BEAUTIFICATION OF RANCH, BENNY JORDAN SUGGESTED MOVING THE SWINGS TO ANOTHER AREA & TRY TO GET THE LAWNS BACK IN SHAPE NEAR RANCH HOUSE.

VAL GRAM MADE A MOTION MEETING ADJOURNED 2ND NELLIE HOYT. ALL IN FAVOR, MOTION CARRIED.

SEE YOU ALL MARCH 23, 1991, HOUSTONS CAFE. 12:00 NOON.

NELLIE HOYT SECRETARY.

DEER SPRINGS RANCH OWNERS BOARD OF DIRECTORS MET MARCH 23, 1991 at THE OFFICE OF UTAH PROPERTIES. AT 1:p.m.

THEY HAD ALL MET AT 12:00, clock NOON AT HOUSTONS CAFE. IFM'S SISTERS BOUGHT LUNCH FOR, DALE CLARKSON, PAT CLARKSON, VAL CRAM, OSCAR ROBINSON, VAL CRAM, BENNY JORDAN, DID NOT EAT, AND NELLIE HOYT PAID FOR HER OWN MEAL.

1:p.m.

MEETING WAS CALLED TO ORDER BY PRESIDENT DALE CLARKSON. MEMBERS PRESENT WERE DALE CLARKSON, NELLIE HOYT, OSCAR ROBINSON, BENNY JORDAN, VAL CRAM, BILL CURL, PROPERTY OWNER, PAT CLARKSON.

A LETTER OF RESIGNATION WAS READ FROM BOARD MEMBER GEORGE STRAIN. DUE TO BUSINESS OBLIGATIONS. VAL CRAM MADE MOTION TO ACCEPT. ALL IN FAVOR. NO NEW NAMES WERE SUGGESTED OR NOMINATED TO REPLACE HIM AT THIS TIME.

NELLIE HOYT READ THE MINUTES OF PREVIOUS MEETING. THEY WERE APPROVED WITH FEW CORRECTIONS. VAL MADE MOTION THEY BE ACCEPTED WITH CORRECTIONS. ALL IN FAVOR.

THE NEW RANCH HOST AND HOSTESS WERE INTRODUCED. SCOTT AND LU ANN LOWRY. THEY HAVE 2 CHILDREN. (6-4 YRS OLD.)

AS YOU NOTICE, THE NEW PEOPLE ARE HOST AND HOSTESS??? NOT RANCH MANAGERS.

THEY SEEM ANXIOUS TO WORK. THEY GAVE A LIST OF THINGS NEEDED TO BE DONE AT THE RANCH. THEY WANT THE HORSES SHOD AND HAVE CURET THE VACCINATION AND WORMER MEDICINES FOR THE HORSES.

THERE WAS 4" OF SNOW AT THE RANCH AND THEY HAVE ALREADY HAD SOME TROUBLE. SCOTT LOWRY HAD 2& 3rd DEGREE BURNS ON HIS RIGHT HAND. (WATER HEATER IN CABIN # 7 EXPLODED AND BURNED HIS HAND. (GAS BUILD UP.))

LU ANN HAD A HURT TOE FROM HORSE KICKING HER WHILE RIDING ANOTHER HORSE.

THERE IS PEOPLE BOOKED FOR FASTER IF THEY CAN GET IN TO THE RANCH WEATHER WISE. (THEY CAN NOT GET TO THE UPPER CABINS DUE TO MUD AND SNOW DRIFTS.)

DALE GAVE SCOTT PERMISSION TO PURCHASE A NEW CHAIN SAW FOR CUTTING WOOD. OLD ONES NEED REPAIR, AND THE FORMER MANAGERS HAVE USED THEIR OWN SAWS.

THE CATTLE LEASE THIS YEAR IS GOING TO BEYNT ROBINSON. (150 HEAD.) HE WILL DO THE FENCING, WATERING AND MOVING OF LIVESTOCK AND MANAGE RANGE ROTATION. DALE SUGGESTED CHARGE HIM \$8.00 per AUM INSTEAD OF \$12.00 THIS WOULD BE THE DIFFERENCE OF \$600.00 AS BEFORE, OR THE DIFFERENCE OF HIRING 1 HELPER, AS BEFORE.

DISCUSSED HIRING 1 MORE HELPER AT THE RANCH. LU ANNS SISTER RHONDA LOWRY, WAS SUGGESTED. VAL SUGGESTED DALE AND OSCAR DECIDE.

IT WAS SUGGESTED TO PUT INSTRUCTIONS ON HORSEBACK RIDING AND BEING AROUND THE CORRAIS, ON THE LISTS IN THE CABINS. ALL IN FAVOR.

ON THE LETTER FROM DALE WHITE, PROPERTY OWNER, REGARDING NO ONE USING HIS EQUIPMENT, DALE HAD INSTRUCTED SCOTT AND LU ANN TO NOT TOUCH THE EQUIPMENT.

VAL MADE THE MOTION TO DEFER THE GOOD JUDGMENT OF DALE TO SEND THE FEE TO NATIONAL INDIANERS ORGANIZATION (\$35.00) AND PAY THE FARM BUREAU DUES REGARDING INE.

FIGHTING TO SAVE GRAZING LAND 2nd BENNY JORDAN. ALL IN FAVOR

DALE HAD TAKEN A LETTER TO SNOW AND NUMBER ACCEPTING BILLY TERRAIS SETTLEMENT OFFER AND PAID A CHECK OF \$1000.00 ON ACCOUNT.

OSCAR ROBINSON HAD TALKED TO BILLY TERRAIS, AND HE HAD POSSIBLY CHANGED HIS MIND???

DISCUSSED THE RENTING OF CABINS.. ?? HOW IS A GOOD WAY TO HANDLE???

BILLS PRESENTED WERE FROM WENDELL HOYT FOR WORK AND THE FEEDING AND CORNALS FOR 4 HORSES FROM DEC. 1990, UNTIL APRIL, 1991. THEY WERE DISCUSSED, BILL CURL MADE MOTION TO PAY, 2nd BY VAL CRAM. ALL IN FAVOR

A BILL FROM EVAN CALLISTER FOR HIS FINAL WORK AS MANAGER WAS PRESENTED. DISCUSSION. OSCAR ROBINSON MADE MOTION TO PAY, 2nd VAL CRAM. ALL IN FAVOR.

THIS WAS THE FIRST BILLS EXCEPT LAWYERS BILLS EVER BROUGHT UP IN BOARD MEETINGS

A DISCUSSION TO HAVE THE DRAIN IN THE LOWER POND FIXED RIGHT AWAY BEFORE RAIN (??) STARTS AND WE LOOSE ALL THE WATER AND THE POND. SCOTT TO FIX.

FISH FOR THE RANCH WERE DISCUSSED AND ARE TO BE CREEPED.

THERE WILL BE NO CHARGE TO FISH FOR MEMBERS OR THEIR GUESTS. WE ARE TO WATCH OUT FOR POACHERS, TAKE LICENSE NUMBERS AND REPORT.

ART TRIMMER SAID THAT THE WARRANTY HAD RUN OUT ON THE SHINGLES, ON # 7 & 8. THESE CABINS NEED NEW SHINGLES???

THEY MUCH DISCUSSION ON THE INCONVENIENCE OF HAVING TO HAVE TWO PEOPLE SIGN CHECKS, VAL CRAM MADE MOTION TO CHANGE BACK TO ONE SIGNATURE. 2nd BENNY JORDAN. 1 OPPOSED. NELLIE HOYT. (SHE DOESN'T FEEL IT AN INCONVENIENCE TO CASH SIGN CHECKS.) NAMES ON CHECKING ARE DALE CLARKSON, OSCAR ROBINSON, NELLIE HOYT.)

THE RANCH HOST AND HOSTESS ARE BEING PAID \$1000.00 EACH PER MONTH FOR 9 MO., AND \$500.00 A MONTH FOR 3 MONTHS. NO INSURANCE,

WE NEED SUGGESTIONS FOR SPECIAL HORSEBACK RIDES TO RAISE MONEY. (MOONLIGHT RIDES, OVER NIGHT???)

QUESTION: CAN PEOPLE IN OWNERS, AND FAMILIAR WITH HORSES, GO OUT WITHOUT A GUIDE. ANS. NO..

OWNERS MAY TAKE THEIR OWN ANIMALS WHEN THEY WANT TO.

SUGGESTED WE ORDER HAY FROM JEFF JOHNSON. ORDER GALGLINE FOR RANCH. (\$1.11 GAL.)

DOES DEER SPRINGS R.C.A. DESIRE OR WANT RESPONSIBILITY TO HAVE MAPS & BROCHURES ON THE RANCH MADE UP????? COST???

WE DISCUSSED THE NEED OF A VEHICLE FOR THE RANCH, SCOTT LOWDY, VAL, BENNY AND NELLIE HOYT FEEL WE NEED A PICKUP. OSCAR WILL SELL A CARRYALL FOR \$2500.00 TO THE RANCH. VAL SUGGESTED THAT DALE AND OSCAR AND SCOTT BUY ONE.

BILL CURL WILL ORDER A GOVERNOR FOR THE PUMP IN THE WELL FIFTE.

5 :p.m. CLOSING PRAYER VAL CRAM.

NEXT MEETING APRIL 1, 91, DALES OFFICE 9a.m. (UTAH TIME)

DISCOURSED.

Wade

DEER SPRINGS RANCH OWNERS ASSOCIATION BOARD OF DIRECTORS MET APRIL 20, 1991

at E.R.A . PROPERTIES OFFICE.

MEMBERS PRESENT WERE DALE CLARKSON, VAL CRAM, BENNY JORDAN, OSCAR ROBINSON, AND NELLIE HOYT.

WE ALL GOT INTO DALES SUBURBAN AND WENT TO DEER SPRINGS RANCH.

ON THE WAY OUT, THE SECRETARY READ THE MINUTES OF THE LAST MEETING.

VAL MADE MOTION TO ACCEPT MINUTES AS READ WITH A FEW SPELLING CORRECTIONS. ALL IN FAVOR.

SCOTT & LEANN LOWRY WILL BE MANAGERS AT THE RANCH, UNDER THE SUPERVISION OF OSCAR ROBINSON. OSCAR HAD MADE AN AGREEMENT WITH DALE TO GO BACK & FORTH TO THE RANCH AND HELP ON THINGS THERE FOR JUST HIS GASOLINE TO BE FURNISHED BY DEER SPRINGS RANCH. AS DALE IS VERY BUSY, WE AGREED THIS WOULD BE GOOD. THE YOUNG COUPLE NEED SOME HELP.

OSCAR WILL CHECK WITH B.L.M. TO SEE IF WE CAN GET A PERMIT FOR FIRE WOOD ON THE LOWER SLIDE BURN AREA.

A CONTRACT FOR LEASING CATTLE GRAZING^{B.L.M.} PERMIT WAS READ FROM BRENT ROBINSON. HE IS PAYING FOR 200 HEAD AT \$8.00 per AUMS. (5 months of year,) HE IS ONLY GOING TO PUT 150 HEAD ON THE RANCH THIS YEAR. WE RECEIVED HIS FIRST PAYMENT IN ADVANCE FOR JUNE 1991, for \$1600.00. THE CATTLE WILL COME IN JUNE 1st, 1991, IF ALL RECCOMENDATIONS FROM THE B.L.M. ARE MET, (FENCING, & ETS,), AND APPROVED.

WE WERE GREETED AT THE RANCH BY MANAGER SCOTT LOWRY. WE WENT INTO THE GARDEN CABIN TO FINISH THE MEETING.

OSCAR'S WIFE ELAINA HAD FIXED US A NICE LUNCH. CHICKEN, COLESLAW, POTATOE SALAD, ROLLS, CAKE. THANK YOU OSCAR AND ELAINA, IT WAS DELICIOUS.

SCOTT AND LEANN JOINED US IN THE CABIN FOR LUNCH AND QUESTIONS AND THINGS ABOUT THE RANCH.

SCOTT GAVE THE BLESSING BEFORE DINNER.

EVERYONE ENJOYED THE MEAL, AND THANK YOU AGAIN ELAINA.

DALE READ A COPY OF QUARTERLY LETTER TO BE SENT OUT TO THE MEMBERS WITH CABIN CONFIRMATIONS AND LATE ASSESSMENT NOTICES. AFTER DISCUSSION, WE ARE HAVING A PARAGRAPH ADDED TO THE LETTER OF RESTATEMENT OF POLICY ON COLLECTIONS FROM PAGE 14, # 8, VIOLATIONS . WE ALSO DISCUSSED # 9 PAGE 15, RESTRICTIONS IMPOSED FOR NON PAYMENT OF ANNUAL ASSOC. DUES.

AFTER DISCUSSION ON BILLS AND FINANCES, WE DECIDED KAREN IS TO SEND EACH MEMBER ^{OF THE BOARD} A COPY OF THE CHECK REGISTRAR FOR EACH MONTH INCOME & EXPENDITURES BEFORE THE NEXT MEETING.

A FEW LOTS IN QUESTION TURNED INTO THE BOARD LAST JULY, 1990, AS NEW OWNERS ARE NOT ON THE TAX ROLL AS OF FEB. 1991, WAS DISCUSSED. DALE WILL TALK TO KAREN ABOUT THIS. # 105, 264. THE HALF YEARS DUES REPORTED AS PAID, ARE ON THIS YEARS ASSESSMENTS.????

A LETTER WAS READ FROM RICH LAROCCO & JEFF ALLEN, HUNTING GUIDES, WITH PURPOSAL TO PURCHASE ANY TAGS WE MIGHT RECEIVE ON PAUNSAGANT DEER HUNT, AND RENTING OF CABINS AND FULL RANCH. OSCAR IS TO COMMUNICATE WITH THEM AND SEE.?????

OSCAR HAD BEEN TO WILDLIFE MEETING AT BEAVER UTAH. DISCUSSION ON THE HORSES AT THE RANCH CAME UP. HOLY SOCKS & ENGERSOL ARE REALLY OLD AND MISSING TEETH, THEY CAN HARDLY GRAZE SO NEED SUPPLEMENT FEEDING. CANDY KICKS EVERYTHING SHE CAN BACK UP TOO. THE BOARD LEFT IT UP THE MANAGER TO DECIDE THE BEST WAY TO TAKE CARE OF THE SITUATION. (SELL AND REPLACE.?)

A LETTER WAS READ FROM EVAN CALLISTER AND OTHER MEMBERS CONCERNING THE RUNNING LOOSE OF A STALLION AT THE RANCH OWNEE BY DALE CLARKSON. DALE SAID IT WAS ONLY GOING TO BE THERE UNTIL MARES BRED. (MANAGER SAID IT WOULD BE LOCKED UP WHEN RIDES OUT AND PEOPLE AROUND.) LETTER IS ON FILE IN RECORDS AT OFFICE.

NELLIE HAD FIGURED THE APPROXIMATE COST FOR HAY, FEEDING, CORRALS, WATER FOR 6 HEAD OF HORSES DURING THE 4 WINTER MONTHS. (\$1,788.00) OR \$ 74.50 PER MONTH PER HORSE.

THE BOARD & MANAGER LOOKED AROUND THE RANCH HEADQUARTERS AREA TO SEE THINGS THAT NEEDED TO BE DONE. We then went up to the lower cabin area and checked things, made recommendations to Oscar for MGR. to get done. While there, Solun came and said one of Dale's mares had gone thru bashed wire fence. We went back & brought her to Kanab for medical attention.

We returned to Kanab 3:30 P.M.

Next meeting May 18th 1: P.M. - Wahvimo EPA OFFICE

Discussion on water rights was now thing to think about. I need to water right to each parcel & these are the owner for filing.

April 17, 1991

Board of Directors
Deer Springs Ranch Owners Assoc.
Kanab, Utah

Directors:

As members of the association, we are concerned with the decision of the management to allow a stud horse to run loose at the ranch. This is a very dangerous situation and as members, we feel that any liability for an accident caused by this stud horse should be the sole responsibility of the owner, Dale Clarkson. The liability caused by this unsafe action should not be on the members of the association. We would like this letter to be read into the minutes of the next meeting and become a permanent record indicating our opposition to this unsafe situation.

Sincerely,

Evan S. Collier

John B. Jordan

Mervell Hoyt

Lot 102

Lot 158

Mellie H. Hoyt

Ray Hunt

Ray Hunt

Lot 146

Patricia

Lot + Pam Weber

Notes
D.S.R.O.A
copy

MAY 16, 1991 8:a.m.

Dale Clarkson called about postponing the meeting until a later date, as Oscar Robinson and Benny Jordan were out of town. He was to put a note on Bill Curis door as I could not get a hold of him. He couldn't get a hold of Val Cram, so was going to go to the ranch and help the managers.

I called the office at 1:15 p.m. Bill Curl and Val Cram had showed up and gone as Dale was at the ranch. so there was no meeting.

Oscar Robinson called May 22, 1991 to see if I was interested in running for the board again. He, Karen J., Pat Clarkson, and Dale were searching for members to be nominated to run.

Karen Jacobson called for my resume for the newsletter to go out June 6, 1991.

I notified Benny Jordan & Val Cram of the meeting Friday June 7, 1991 8:p.m. E.R.A. office.

DEER SPRINGS RANCH OWNERS ASSOCIATION MEETING WAS HELD JUNE 7, 1991, 8:p.m. AT THE E.R.A. OFFICE.

MEMBERS PRESENT WERE DALE CLARKSON, OSCAR ROBINSON, AND NELLIE HOYT.

A GUEST, CURTIS JOHNSON SET IN AND LISTENED.

AS WE DID NOT HAVE A QUORUM PRESENT, WE READ THE MINUTES AND SPENT 2½ HOURS IN DISCUSSION.

OSCAR ROBINSON, KAREN JACOBSON, PAT CLARKSON, AND DALE CLARKSON HAD WORKED HARD TO TRY TO COME UP WITH NOMINATIONS FOR ELECTIONS. THE NEWSLETTER & BALLOTS WERE READY & WILL BE MAILED IN THE MORNING. SATURDAY JUNE 8, 1991.

DISCUSSION ON PAUSAGAUNT DEER PERMITS WAS HAD. ON DEER SPRINGS 2000 ACRES COMMON GROUND QUALIFIED US FOR 3 CHANCES. WE DREW OUT 1 TAG, GOLDEN CIRCLE Co & E.R.A. 3100 ACRES QUALIFIED THEM FOR 4 CHANCES. THEY DREW OUT 2 PERMITS.

AFTER MUCH DISCUSSION ABOUT LAROCCO, (HUNTING GUIDE), AND BOB MCKAY, (GUIDE & WRITER.), OSCAR WILL BE IN CHARGE OF SELLING THE TAG, POSSIBLY BUY THE 2 FROM GOLDEN CIRCLE Co, E.R.A. & UTILIZING THEM ALTOGETHER TO GIVE G.C. Co. + E.R.A., MONEY AND D.S.R.O.A. SOME MONEY AND SOME FOR OSCAR FOR HANDLING & GUIDING.

ON THE CATTLE, BRENT ROBINSON TOOK 200 HEAD OUT TO THE RANCH JUNE 1st. THE GRASS LOOKS PRETTY GOOD.

BECAUSE OF NEW PUMP AND THE OTHER EXPENSES INCURRED AT THE RANCH THIS YEAR, OSCAR ROBINSON HAD THE CHECKING ACCOUNT TRANSFERRED BACK TO ZIONS BANK. HE IS HAVING A \$15,000.00 REVOLVING CREDIT ACCOUNT SIGNED FOR AND ARRANGED FOR WITH 1 SIGNATURE NECESSARY TO SIGN CHECKS. SIGNATURES ON THE ACCOUNT ARE OSCAR ROBINSON, DALE CLARKSON THIS WAS NOT VOTED ON BY THE BOARD.

ON THE JIM BEAN COUNTY TAX SALE, DEER SPRINGS RANCH OWNERS ASSOC. PAID THE \$785.12 TAXES, AND DEEDS HAVE BEEN SENT TO MR AND MRS BEAN FOR SIGNATURES TO sign the property over to the Ranch Owners Assoc. to go with the 25 we see set. that associated her secretary expenses to Dale to be paid.

ON WATER. COTHERNS HAVE TEST PUMPED THE WELL FIELD PUMP. IT TESTED 87 GALLONS PER MINUTE AT 95' WITH 82' STATIC LEVEL. WELL IS 105' DEEP. WE SHOULD BE ABLE TO IRRIGATE 10 ACRES OF ALFALFA.

½ MOON WINDMILL WELL, TESTED 40 GALLONS PER MINUTE. (SHOULD IRRIGATE 6 ACRES OF LAND, SPRINKLERS, OR FURNISH WATER TO 80 CABIN SITES OR LOTS.)

LEAF SPRING NEEDS VERTICLE DRILLING WITH POSSIBILITY OF 30 GAL. PER MIN.

COTHERNS ARE GOING TO TEST PUMP SLIDE, LOWER SLIDE, & B.L.M. WELLS. ME CLOYD SWAPP WENT OUT AND HELPED SEE ABOUT THESE THINGS WITH DALE, OSCAR & COTHERN.

HOW ARE WE GOING TO PAY FOR THIS WORK????????? WHOS DOING THINGS FOR FREE & WHY.???WE NEED MUCH INPUT AND HELP WITH SITUATIONS AT THE RANCH.

ON THE SPRING BELOW THE RANCH, JAMERSON HAD THE 1st FILING, BUT HADN'T IRRIGATED FOR 15 YEARS. OUR FILING CAME LATER.????????

WILL THE PROPERTY OWNERS BE WILLING TO PAY \$500.00 to \$1,000.00 EACH TO HAVE WATER TO THEIR PROPERTIES.??????
PLEASE THINK ABOUT THESE SITUATIONS.

THE B.L.M. IS BUILDING THE 2 PONDS ON THE CRAWFORD BURN AREA IN THE NEXT FEW WEEKS.

COMPENSATION TO BOARD MEMBERS FOR SERVING & PUTTING IN THERE TIME & EXPENSES WAS DISCUSSED.??????????????

KEEP TRACK OF HOURS AND GET CREDIT ON ASSESSMENTS AT END OF YEAR?????
RAISE ASSESSMENTS.????????????? PLEASE THINK OF SOMETHING. EVERYONE IS TIRED OF BEING THE SAME FEW DOING ALL THE WORK.

OSCAR WANTS TO BRING THE GREEN TRACTOR IN TO TOWN & FIX IT. DALE WANTED TO KNOW HOW MUCH IT IS WORTH TO THE RANCH FOR BEING OUT THERE & USED ALL THIS TIME.?????
OSCAR HAS THE RED TRACTOR RUNNING.

OSCAR REPORTED THE UPPER CABINS ARE IN A REAL MESS AND NEEDED CLEANING BADLY. WATER WAS DOWN, BUT IS ON UP THER NOW.

MUCH DISCUSSION ON WAYS TO HELP GET THE RANCH BACK UP TO PRODUCTION. (DO WE NEED A FULL TIME PAID MANAGER????) OUTFITTER OVER NIGHT RIDES, MAYBE BICYCLE RIDING, BIRD GAME HUNTS. (KEVIN LEANY FROM GUNLOCK HAD BEEN OUT AND DISCUSSED THINGS WITH DALE.????) CURTIS JOHNSON OUR VISITOR IS LOOKING FOR WORK.

WE NEED MORE HORSES. RANCH OWNS 3, DALE 2, HOYT 1, BENNY & JOY 1, = 9 useable.

MEL HEATON IS BRINGING SEVERAL HEAD FOR US TO USE FOR A FEW WEEKS.

A BILL FROM STEVE SNOW. COURT SET FOR JULY ON BILLY TERRAL SETTLEMENT. DALE SUGGESTED WE SEND SOME NICE LETTERS, INSTEAD OF GOING TO SMALL CLAIMS COURT ON SOME OF THE SMALLER PAST DUES.????

11:p.m.

NEXT MEETING IS JUNE 29, 1991, AT THE RANCH 6:p.m. ELECTIONS.
BRING SALADS POT LUCK. BARBEQUED CHICKEN WILL BE FURNISHED.

DISCUSSED AT JUNE 29th 1991 Meeting

DEER SPRINGS RANCH OWNERS ASSOCIATION
1991 ANNUAL MEETING
AGENDA

1. Horses and Tack -- 25 to 3
2. Water - Hire
\$20,000 for equipment
\$20,000 for labor
#1 Well = 144,000 gpm will water 20 acres
#2 Well = 58,000 gpm will water 8 acres
#3 Well = 58,000 gpm will water 8 acres
3. Roads - Hire
4. Cleaning Cabins 20x10 200x4 = 800
5. Personnel tipping
6. Bird Hunting
7. Seminars
8. Deer Hunting
9. Food Service
10. Collections - Add 10% fee on July 20
11. Sales 5 units @ \$6,000 Retail \$14,500 = \$8,500 - \$42,500 + interest
12. Programs
Cookouts
Hiking
Hayrack Rides
Biking
Fishing
Picnics
Story Telling
Singing
Indian Legend
Improvement Projects
13. Labor - Consultant - Eng \$50 - RC \$40 - CPA \$50
14. Program Director

15. REWRITE BYLAWS
16. ELECTIONS

ANNUAL MEETING OF DEER SPRINGS RANCH OWNERS ASSOCIATION. 1991 (ELECTIONS.)

DEER SPRINGS RANCH OWNERS ASSOCIATION MET 6.p.m. JUNE 25, 1991, at DEER SPRINGS RANCH IN THE GARDEN CABIN.

THERE WERE 16 FRIENDS, MEMBERS, AND FAMILIES PRESENT INCLUDING BOARD MEMBERS. BOARD MEMBERS PRESENT WERE OSCAR ROBINSON, DALE CLARKSON, WAL GRAM, BILL CURL, AND NELLIE HOYT.

1 guest from New Zealand. Hinauri Tribble.

THINGS DISCUSSED AT THE LAST MEETING, JUNE 7th, 1991, WAS READ. (THERE WAS NO QUORUM PRESENT, BUT MUCH WAS DISCUSSED. NOTHING WAS VOTED ON. THESE MINUTES WERE NOT VOTED ON TO BE ACCEPTED.)

OSCAR ROBINSON BROUGHT A CHECK FOR \$6,500.00 FOR DEER PERMITS HE SOLD TO BOB MCKAY. (~~2 E.R.A.~~ -- 2 E.R.A. ---1 D.S.R.C.A.) & 1 WEEK IN CABIN, TREASPASS PERMIT INCLUDED.

THERE IS STILL A CHECKING ACCOUNT AT STATE BANK.

WE NEED MORE HORSES FOR RANCH.

FRANK SWAPP IS BRINGING 1 HORSE OUT THIS WEEK TO USE.

GLEN REIDHEAD HAS A GENTLE HORSE.

SCOTT LAWERY WILL CHECK WITH MEL HEATHIN & OTHERS HORSES THIS NEXT WEEK.

THE SHEET ENCLOSED BY DALE, WAS DISCUSSED.

TIPS RECEIVED BY RHONDA FOR EXTRA CLEANING OF CABINS, FROM PEOPLE (PERSONAL) WAS DISCUSSED.???

WATER SITUATION WAS DISCUSSED. (CONTRACTORS OR SHARE CROPPERS FOR RAISING CROPS.????)

ROADS. BILL CURL IS WORKING ON THEM. HE HAS APPLICATIONS TO SOIL CONSERVATION SERVICE READY TO TURN IN FOR AUGUST MEETING.

SUGGESTIONS TO HELP RAISE MONEY ON RANCH. BIRD HUNTING CLUB, KEVIN LEANEY, BCW HUNTING COURSE, SHEET SHOOTING.?????

COLLECTION FEE FOR COLLECTING PAST DUE ASSESSMENTS. DISCUSSED.

TERRAL COURT SET FOR JULY 25, 1991.

69 LOT, JIM BEAN) WE REDEEMED FROM THE TAX SALE. WE HAVE NOT RECEIVED THE DEEDS BACK FROM THE RWANS AS OF YET.?

ELECTIONS WERE HELD NEXT.

BALLOTING COMMITTEE WAS NELLIE HOYT, BILL CURL, OSCAR ROBINSON.
ALL MEMBERS PRESENT FOR COUNTING BALLOTS

EVAN CALLISTER-----	1
TERRY ALDERMAN-----	39
NELLIE HOYT-----	42
KAREN JACOBSON-----	35
CHARLENE JOHNSON-----	24
CONNIE LORD-----	14
ELANA ROBINSON-----	2
LARRY CLARKSON-----	2
GEORGE STRAIN-----	1

DALE WAS SATISFIED WITH ELECTION, SO DID NOT VOTE OR USE UNSOLD LOTS VOTES.
NEW BOARD MEMBERS, TERRY ALDERMAN, NELLIE HOYT, KAREN JACOBSON.
MANY PEOPLE HAD TO LEAVE.

MEETING WAS ADJOURNED. NEXT MEETING SATURDAY, JULY 13, 2..p.m. ERA PROPERTIES
OFFICE. 2.p.m. MEETING ADJOURNED

MEETING CHANGED TO 10 A.M. - IN THE MORNING -

Bill Curl
 Oscar Robinson
 Nellie Hoyt
 Karen Jacobson
 Charlene Johnson
 Connie Lord
 Elana Robinson
 Larry Clarkson
 George Strain

1
 2
 2
 14
 24
 35
 42
 39
 1

Dear make matter
 Any other nominations?
 Bill Curl

JULY 13, 1991, 10:a.m.

D.S.R.O.A. WAS CALLED TO ORDER BY DALE CLARKSON. THE MINUTES OF THE LAST ANNUAL MEETING WAS NOT READ. MUCH DISCUSSION WAS HELD ON THINGS NEEDING TO BE TAKEN CARE OF.

MEMBERS PRESENT WERE VAL CRAM, DALE CLARKSON, OSCAR ROBINSON, KAREN JACOBSON, NELLIE HOYT. (TERRY ALDERMAN AND BILL CURL OUT OF TOWN.) PAT & LARRY CLARKSON GUESTS

A LETTER OF RESIGNATION WAS READ FROM RHONDA TILTON GIVING LAST DAY OF WORK AS JULY 15th, 1991.

AFTER DISCUSSION WITH SCOTT LOWERY, THEY WERE TOLD THERE WERE LOGS AND SHEETS THAT NEED TO BE FILLED OUT HOURLY AND DAILY, & TURNED IN TO BOARD. (GENERATOR HRS RUN., HORSES RODE, AND HOW MANY HOURS AND HOW MANY RIDES DAILY.)

SCOTT AND LEANN ARE GOING TO DO THE CLEANING AND ETC. FOR NEXT MONTH TO SEE IF THEY CAN HANDLE THE JOB VACATED BY RHONDA TILTON. WE NEED 7 DAY COVERAGE AT THE RANCH. THEY WILL STAGGER DAYS OFF IF NECESSARY.

OSCAR IS TO GET THE COMMUNICATION SYSTEM PUT IN.

IF SCOTT TRADES TIME WITH BRENT ON HANDLING OF CATTLE, BRENT WILL HELP HIM RETURN OF HOURS BY WORK????? SCOTT TO CHECK WITH BRENT.

PROSPECTIVE WORKERS INTERESTED IN WORKING AT RANCH. (BOYD AND MARY RUCKER. BOB CROW. MCGUIRES.)

SCOTT AND LEANN ARE BEING PAID \$1000.00 ea. PER MONTH. + HOUSING, AND GASOLINE.

RHONDA TILTON WAS BEING PAID \$500.00 per month + \$100.00 FOOD.

IF LEAN AND SCOTT CAN HANDLE IT, THEY WILL GET THE EXTRA \$500.00 A MONTH.

ON
A DISCUSSION/COLLECTION OF PAST DUE ASSESSMENTS WAS HAB? COULD WE REPORT PAYMENTS TO CREDIT UNIONS???

(1)
VAL CRAM MADE A MOTION THAT/WE ASSOCIATE WITH CREDIT BUREAU, AND (2) PEOPLE BE CHARGED FOR THE FEE NECESSARY TO JOIN THE CREDIT UNION.

2nd NELLIE HOYT. ALL IN FAVOR.

AGAIN WE SAY WE NEED TO IMPROVE THE PAPER WORK, MAPS, INSTRUCTIONS, AND THINGS THAT ARE TO BE HELPFUL TO MEMBERS AND PEOPLE COMMING TO THE RANCH.

WE NEED SOME GOOD MAINTENANCE ON THE GAME AREA. (BASKETBALL HOOP BROKEN, NEED VOLLYBALL NETS SET BACK UP, HORSESHOE PITCHING PITS RESET UP.) PEOPLE NEED TO BE MADE AWARE OF GAMES AVAILABLE.

THERE ARE SEVERAL LOTS THAT ARE OWNED AT THE RANCH THAT DO NOT HAVE MEMBERSHIPS. L.D.S.CHURCH, ARMENTI, HOLT, MANASSI, ???? BUT OWN LAND.

BILLY TERRAL WANTS TO TRADE HIS # 159 FOR ANOTHER PIECE OF LAND AND GIVE UP HIS MEMBERSHIP BACK TO DEERSPRINGS RANCH FOR PAST DUE ASSESSMENTS OWED.

WE DISCUSSED THIS AND DALE IS TO TALK TO THE LAWYERS AND BILLY TERRAL AND FOR THE LAWYERS FEE, MAYBE WE CAN WORK SOMETHING OUT ON THIS ORDER.?????

THE RANCH CAN RESELL THE MEMBERSHIP OR RENT THE TIME OUT TO GET SOME MONEY TO WORK AND RUN ON.

VAL CRAM IS TO GO TALK TO MR JIM BEAN AND SEE IF HE WILL GET THE DEED SIGNED AND RETURNED TO US ON THE LOT # 69.

A DISCUSSION ON SOME KIND OF REINBURSEMENT TO THE BOARD MEMBERS FOR TIME AND MONEY SPENT FOR BEING ON THE BOARD WAS HELD. THIS HAS BEEN UNDER DISCUSSION FOR SOME TIME.

OSCAR ROBINSON MADE A MOTION THAT WE BE ALLOWED \$250.00 PER YEAR, OR 1 ASSESSMENT FEE, FOR 1 LOT.) FOR SERVING ON THE BOARD OF DIRECTORS..
2nd VAL CRAM. MOTION CARRIED, ALL IN FAVOR.

A LETTER FROM ZION BANK WANTING AUTHORIZATION OF BOARD MEMBERS FOR THE NECESSARY BORROWING OF MONEY TO GET THE BUDGET THROUGH WAS PRESENTED AND SIGNED. VAL MADE MOTION TO SIGN. 2nd OSCAR. ALL IN FAVOR.

THE NEW ELECTIONS FOR OFFICERS WAS HELD.
PRESIDENT IS DALE CLARKSON,
VICE PRESIDENT IS OSCAR ROBINSON.
SECRETARY KAREN JACOBSON.

LARRY CLARKSON SUGGESTED A WAY OR TWO THAT WE COULD MAYBE GET THE LAND PREPARED AND A CROP STARTED TO HELP SAVE OUR WATER RIGHTS. YES HE IS INTERESTED.

A GEOLOGIST USED OUR DEER SPRINGS HORSES FOR 2 DAYS. THEY PAID US \$125.00 A DAY. (2 DAYS. SCOTT WENT OUT WITH THEM.)
150.00

MEETING ADJOURNED 1: p.m. NEXT MEETING TO BE HELD FRIDAY AUGUST 9th, 10: a.m. DEER SPRINGS BUNKHOUSE. DEER SPRINGS RANCH.

A FLYER ON BIRD HUNTS AT THE RANCH WAS PASSED OUT FOR THINKING ABOUT.

MEETING ADJOURNED.

THE BYLAWS NEED TO BE REWRITTEN. A SUGGESTION TO CONTACT A GEO SURVEYOR FOR INFO. TYPON NEEDED TO HAVE HIS DONE WAS MADE.

DEER SPRINGS RANCH OWNERS ASSOCIATION
MINUTES
AUGUST 9, 1991

This meeting was held at Deer Springs Ranch and began at 10 a.m. The following board members were present: Dale Clarkson, Oscar Robinson, Terry Alderman, Nellie Hoyt, Val Cram, and Karon Jacobsen. Hugh and Winnie Johnson were also present.

Val Cram gave the opening prayer and then Nellie Hoyt read the minutes of the annual meeting and the minutes of the last board meeting.

JoAnn Bean's DSR lot was going to be auctioned off at the tax sale because they had not paid their property taxes. If this would have happened, DSROA would have lost the \$1,845.71 she owed in back dues. DSROA paid the back taxes of \$785.12 on May 23, 1991, and JoAnn deeded her lot to DSROA. Dale said we would sell it and give her \$2,000. JoAnn was given the lot in her divorce decree from Jim, but he had never deeded it to her. We had sent him the deed to sign, but he had not returned it to us. Val had seen Jim and offered to get him to sign the deed if we prepared another one and sent it to Val. JoAnn's deed has been recorded, and we sent Val a copy of that deed to show to Jim Bean.

Billy Terrell has agreed to settle the court case and exchange his Lot 159 for Lot 10. He will then own Lot 10 and Lot 27; however, he will transfer the memberships to these two lots to DSROA in exchange for the cancellation of the past due assessments of \$4,145.60 on each lot. He will also pay DSROA \$500 to go towards attorney fees.

Nellie questioned why we can separate the land and the membership. Nine 20-acre parcels were sold before the present marketing plan was developed. Lots and memberships are now inseparable. However, by using good judgment, we will trade Billy Terrell his Lot 159 for Lot 10 which is located in Johnny Brown where the other lots without memberships are located. Oscar motioned, Karon seconded, Nellie abstained, and everyone else voted in favor.

DSROA has two lots--#74 and #75 with no memberships. Terrell's two memberships will be transferred to these two lots. DSROA now has the following lots with memberships: #69 (Bean), #74, #75, and #106. This will give DSROA 8 weeks of cabin time they can rent to bring in extra income or lots they can sell. We will talk to Lydia Johnson who just opened the new travel business and see if she can coordinate the rentals.

Dale wants LeAnn to do a sheet on how many cabin days are used. LeAnn is doing quite a few trail rides, and we reviewed the record she is keeping on the rides. It takes about two hours for each ride--about 1½ hour rides, 20 minutes to saddle, and 20 minutes to gather the horses in. No one knows what Scott is doing--not even LeAnn.

LeAnn said she would like to live at the ranch during the winter and receive unemployment, and Scott would get a job driving truck.

We will need some hay for the winter. Nellie said that Lane Little is delivering hay to her home for \$90 a ton. She will check and see how much he would deliver hay to the ranch. LeAnn will check with Jeff Johnson and others for a bid. Where should be put the hay, and how much do we need?

Oscar talked to Randy Cram about installing a telephone system at the Ranch. Cellular phone cannot be used in our area yet. There are seven new lines at the TV hill for a Duplex System. It is just like a telephone. It is assigned a frequency. We would pay a monthly fee like a base rate, and Kanab would be a local number. The cost for the machines and labor would be between \$6,000 to \$7,000 and can be installed at any time. A two-way radio system would be out of the question according to Oscar. Val motioned, Oscar seconded and all were in favor to borrow the money and install the telephone now. To help cover the cost, we will charge everyone who wants to use the phone \$1 or so for each call (this would not cover long distance calls). Brent Robinson, Roy Pool, and others may be interested in sharing the cost. We could sell JoAnn Bean's lot to pay for the phone. We will also talk to Randy Cram about taking the lot in trade or cabin time for part of the cost. Part of the loan proceeds from Zions Bank will go toward the phone.

There are no signs at the junction going to the ranch anymore. Scott will coordinate with the BLM and will get some DSR signs up.

We need to prove up on our water rights now or we will lose them. The Well Field pump will pump 100 gallons per minute. We can plant 10 acres of winter wheat and alfalfa in the Well Field. We have some four-inch aluminum pipe in the meadow. We can put 20 rainbirds on the pipe and this irrigation system will water about 1/4 mile. We will till the ground, plant the seed, and it will sprout soon so Richard Kimball can submit proof. This needs to be done before December to meet the deadline of March, 1992. We can also plant about seven acres at Leaf Spring. We will need to put an electric fence around the planted fields.

We will also have enough water for about 200 homes. It will probably cost around \$10,000 to prove up on this water right. We can sell water rights to lot owners for \$500 to \$1,000 each. Lanny Legg will pay us now for water. Oscar motioned to do whatever it takes to do the irrigation project. The motion was seconded, and all were in favor.

Oscar will try and fix the broken pump. We need a generator for the water system. One will probably cost \$7,500 to \$10,000. Terry Alderman said he would call and check on the price of a generator.

In order to collect past due assessments, we will join the Credit Bureau of Southern Utah who is affiliated with TRW, a nationwide reporting firm. It will cost \$100 per year to join the credit bureau, but it will not cost anything to report people. We will send out a letter telling members of our intentions, and see how it works before we join.

Three cows are dead and appear to have been shot.

Submitted by,
Karon Jacobsen

September 27, 1991

Mr. Jack Quinn
1311 Alpine Drive
Boulder City, Nevada 89005

Dear Jack,

I have just spent two days summarizing and reviewing the water rights for Deer Springs Ranch. I will include with this letter copies of some of my research sheets. All of the ranch water files are in my office, and they can be available to any of the ranch owners for review.

A determination of water rights was made in 1971, and the findings of the Paria River division of the Colorado River drainage area was printed in book form in 1976. The previous owner of the ranch had made 29 diligence filings, and the details on these claims are contained in the Paria River book.

Even though these previous filings gave Deer Springs Ranch ownership of quite a bit of water, I made several additional water filings so we could utilize this valuable resource. I made a new filing on Oak Spring, Meadow Canyon Springs, and Cabin Spring. These three applications were approved by the State Engineer.

I also filed on eight new wells and listed 20 different points of diversion. The State Engineer approved only one well application and tabled the other seven applications.

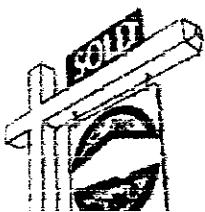
After a careful field study of the ranch, we identified 12 spring areas that we could establish as a point of diversion. We then segregated the approved well application into these 12 new areas. Some development work has been done on many of these water sources, and this fall we will submit Proof of Appropriation on five areas. We will then ask for an extension of time on certain other applications hoping that the State Engineer will give us additional time in 1992 to put additional water to beneficial use.

Over 800 acre feet of water has been approved by the State Engineer for Deer Springs Ranch. This does not include water from the seven tabled well applications. Many homesites in southern Utah have ownership of only one-fourth acre foot for their home and garden needs.

We can include water rights in your contract to purchase lots at Deer Springs Ranch. We can certainly guarantee you a water right for each parcel. Let's plan to talk by phone soon so we can finalize your plans for Deer Springs Ranch.

Sincerely,
ERA UTAH PROPERTIES, INC.

Dale E. Clarkson, President



DEC:kj
CC Brent Wallin
ERA UTAH PROPERTIES, INC.
30 E. Center St.

401-844-2606

C	CWNER MAP	TYPE & DATE	SOURCE	PT. OF DIVISION	PURPOSE	DATE	VOLUME
		cont		NAME Sec 19			Vol 20
	X 45C	752 7-1-11	MENNON CANAL	SEC 33	IRRIG. 60.8 A	4-1 TO 10-31	2 CFS
9	X 59C	174 8-7-14	Meadow CAN. CR.	SEC 34 1/2	IRRIG 105.5 A	4-1 TO 10-31	1.5 CT
7	X 45C	1949 2-27-29	FEDERAL WELLS	SEC 14 1/2 1/2	IRRIG. 35.8 A	4-1 TO 10-31	Reg 75
	X 58C	22076 1934	WELL	3 40 4	500 CANS 6 HOLES	1-1 TO 12-31	14 A
2	X 58C	22076 1934	WELL	14 40 4	500 2 1/2" 2 FAMILIES	1-1 TO 12-31	14 A
6	X 58C	21- 1854	SLIDE WASH	25 39 4 1/2	500 CH	"	III
7	X 58C	DIL 1864	ONK SPRING	14 39 4	"	"	III
9	X 58C	1964	WATER TOWER	19 39 4	"	"	III
9	X 58C	" 1964	DECK SPRING	15 40 2	2 FAMILIES	"	III
9	X 58C	" 1854	WICK WASH	16 39 2	500 CH	"	III
12	X 58C	" 190-	BLACK HILLS SF	30 30 1/2	"	"	III
4	X 58C	" 190-	WATER TOWER SF	12 39 4	"	"	III
	X 58C	" 1904	SLICE CAN WASH	17 39 4	"	"	III
6	X 58C	" 1904	GRADY SP STREAM	17 39 4	"	"	III
7	X 58C	" 1904	LEAF SPRING	23 39 4	"	"	III
8	X 58C	" 1864	TRIBUTARY TO MIDDLE CAN. CR.	20 39 4	"	"	III
	X 58C	" "	SLICE CAN WASH	5 40 4	"	"	III
11	X 58C	" "	SLICE CAN WASH	5 40 4	"	"	III
12	X 58C	" "	GRADY SP STREAM	23 39 4	"	"	III
13	X 58C	" "	GRADY SP STREAM	16 39 4	"	"	III
14	X 58C	" "	GRADY SP STREAM	30 30 1	"	"	III
15	X 58C	" "	WICK WASH	23 39 4	"	"	III
16	X 58C	" "	TR. TO MIDDLE CAN. CR.	20 39 4	"	"	III
17	X 58C	" "	TR. TO MIDDLE CAN. CR.	20 39 4	"	"	III
18	X 58C	" "	DUNNAN W.	15 40 4	"	"	III
19	X 58C	" "	"	15 40 4	"	"	III
20	X 58C	" "	MENNON CAN. CR.	19 39 4	"	"	III
21	X 58C	" "	MENNON CAN. CR.	33 39 4	"	"	III
22	X 58C	" "	MENNON CAN. CR.	3 40 4	"	"	III
23	X 58C	" "	WELL FINISH				

BLM

HAS MISSING NUMBERS 113 171 173 177

WHAT	HAPPENED TO	WELL RIGHT IN SLIDE 113		
FILE	ON	LARGE RESERVOIR	NW NE 9 39 4	1/14/79 DEC 20 AF
"	"	PIPELINE CANYON	FOREST	
"	"	CRAWFORD SPR	FOREST	
"	"	RESERVOIR	NW NE 38 39 4	NEXT TO FILING HOLD POND
"	"	ALL HIGH WATER IN MEADOW		<input type="checkbox"/>
		ENLARGE WELL	A 33	<input checked="" type="checkbox"/> 26 400
				<input checked="" type="checkbox"/> 27 430
		WELL	NW SE 22 39 4	<input type="checkbox"/>
7		OAK SPRING	16 FRANCHISE	<input type="checkbox"/>
		MEADOW SPRING	300 SPRING	<input checked="" type="checkbox"/> 3 760
		WELL W 2 NW 16 39 4	200 GPM.	<input checked="" type="checkbox"/> 2 960
		WELL OR SPR	CRAWFORD NW SE 17 39 4	<input checked="" type="checkbox"/> 1 480
		WELL MEADOW CAN	NW NE 29 39 4	
9		WELL BRAND FELLOW	LOT 2 SEC 30	<input type="checkbox"/>
12		WELL SLIDE	LOT 15 30	<input checked="" type="checkbox"/> 4 960
60		WELL SLIDE	10 31	
		WELL SLIDE	11 31	
77		WELL BRAND FELLOW	LOT 33	<input checked="" type="checkbox"/> 5 760
		WELL	NW SE 10	<input checked="" type="checkbox"/> 8 640
69		RESERVOIR	MEADOWS WEST SEC 14	<input type="checkbox"/>

↑ We still need to file on others →

115 ON BLM

243 108 2 FAMILIES DEER SPRING 1.46 124 CFS

261 112 2 FAMILIES MOUNTAIN HAD 1.76 3/1/34 1007 CFS

17 POND LAKE 3000 YD 131 AC FT

4 121 AC WILD FIELD 165 AC FT 422 AC FT 1819 ONLY

5 618 AC BRINDMORR 246 AC FT 1819 ONLY

109 500 AC BRINDMORR 17 AC FT

111 HALF AC WILD FIELD 150 CFS 390 AC FT C/H 3/2/34

250 61 7/15/60 1000 CFS SPRING 1.10 AC FT

265 12 DEWASH 4/8/24 1000 CFS 58 ACRES 30.80 AC 150 AC FT

265 74 WELL 1960 1.76 AC FT

266 925
~~924~~

APP DATE REVISED DT
OR HRS

267 10/9/78 89-1257 167 CFS 1000 CFS NEW FAMILY 9/20/76 71-78 EXT?

10/9/78 89-1257 167 CFS 1000 CFS 33.6 AC 134.4 AC FT

1000 CFS

DSROA 1992 BUDGET
DISBURSEMENTS

EMPLOYEES

	\$	\$
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Payroll Taxes	_____	_____
CABINS	_____	_____
Laundry	_____	_____
Maintenance	_____	_____
Supplies	_____	_____
PROPANE	_____	_____
GASOLINE	_____	_____
CATERING	_____	_____
ACTIVITIES	_____	_____
Horse-Feed	_____	_____
Horse-Vet	_____	_____
Horse-Tack-Shoes	_____	_____
Horse-Purchase	_____	_____
Fish-Pond Permit	_____	_____
Fish-Purchase	_____	_____
Snowmobiles	_____	_____
Miscellaneous	_____	_____
T SHIRTS, HATS	_____	_____
OFFICE	_____	_____
Rent	_____	_____
Phone	_____	_____
Secretary	_____	_____
Accounting	_____	_____
Supplies & Xerox	_____	_____
Miscellaneous	_____	_____
HEADQUARTERS	_____	_____
Chicken/Rabbit Food	_____	_____
Garden Supplies	_____	_____
Miscellaneous	_____	_____
WATER DEVELOPMENT	_____	_____
WATER SYSTEM	_____	_____
Repairs	_____	_____
EQUIPMENT	_____	_____
Supplies	_____	_____
Repairs	_____	_____
CATTLE EXPENSE	_____	_____
ROAD/EROSION MTN.	_____	_____
INSURANCE	_____	_____
PROPERTY TAX	_____	_____
EQUIPMENT PURCHASE	_____	_____
TELEPHONE	_____	_____
LOAN RPMT - SBSU	_____	_____
LOAN RPMT - DEC	_____	_____
CORPORATE TAXES	_____	_____
LEGAL	_____	_____
MISCELLANEOUS	_____	_____
_____	_____	_____
_____	_____	_____

DSROA 1992 BUDGET

RECEIPTS

MEMBERS ASSESSMENTS	\$ _____
PAST DUE ASSESSMENTS	_____
CATTLE	_____
CABIN RENTAL	_____
INTEREST	_____
CATERING	_____
ACTIVITIES	_____
FISH	_____
T SHIRTS	_____
HORSE DONATIONS	_____
DEER HUNT	_____
LOANS	_____
OTHER	_____

TOTALS	\$ _____

MINUTES
NOVEMBER 1, 1991

This meeting was held at the ERA office and began at 7 p.m. The following board members were present: Dale Clarkson, Val Cram, Nellie Hoyt, Oscar Robinson, and Karon Jacobsen.

The minutes were read and approved with two changes. In the fourth paragraph on the the third line it should read 20 acres of winter wheat instead of ten, and the fourth and fifth paragraph are talking about the same thing--it is an either/or situation.

We talked about the cattle that were shot. It seemed to be a suspicious situation. The Game Warden did not want the Sheriff involved and they did not want Scott and LeAnn around.

Dale is disgusted with Richard Cothorn on Leaf Spring. He feels that Richard wastes a lot of time, but then he does not bill us for all of the time he spends there either.

Dale read a letter from Attorney Steve Snow dismissing the case against Billy Terrel. Steve Snow has written \$297 off of his bill to DSROA.

Roger Cutler sold his Lot 97 for \$6,500 and he owed \$1,617.22 in back dues. Curtis Cutler also owes \$1,617.22. Dale told Curtis that he could pay his past due assessment in monthly installments over a year's time. Dale also told Curtis that he thought that 18% interest was too high and maybe some of the interest could be waived. Roger Cutler took this to mean that all of the interest would be dropped not just cut down some. Roger said he would pay \$1,200. Dale said we would settle for \$1,417.22. The only way this can be discounted is to pay in full now. We will send a letter to both Roger and Curtis offering each a \$200 discount if they pay in full within ten days. If they do not pay in full within ten days, no discount will be allowed. Oscar motioned to send a letter dropping the assessment to \$1,417 if paid in full within ten days--otherwise the assessment will stand at \$1,617 and will continue to accrue interest. Val seconded the motion and all were in favor.

Dr. Roles wanted us to waive the interest and late penalties on his assessment since he had moved once and we did not have his correct address. Karon thought we had agreed to do that one other time, but she will research and find out the details. We agreed not to waive any additional interest.

Dean Clarkson traded his lot to Dixie Medical Center for a bill he owed. His assessment is \$674.18. He wants to trade a 2,000 gallon tank that can be used on Leaf Spring as a collection for water as a \$350 credit on his assessment, and Dale owes Dean \$350 for some concrete forms Dale used on the townhome construction which Dean would like Dale to pay to DSROA to clear his assessment. Dale agreed to do this. All agreed to this arrangement.

David Turley said he would mail his assessment in about ten days, and Dale will call the others who are past due.

We need to spend time in the next few months to develop a rental program and a marketing program to sell the remaining units. We have closed 12

sales this year and three contracts were sent last week. We have six others that should close soon.

Bill Curl is out of Deer Springs sales. Dale's attorney has sent Bill a letter advising him of this. Bill did some advertising and received a lot of response. Dale would like to buy Bill's list of prospects.

We obtained a \$15,000 loan from State Bank of Southern Utah. In order to get a loan for this amount, we had to put up Lots 74 and 75 as collateral.

We purchased an Onan generator from Richard Wolf (he is a new DSR owner). We paid \$3,500 for it. It is about six years old but only has 600 hours on it. It is in A-1 condition. Cothorn will hook it up tomorrow. Dale checked the price of generators and could have purchased a similar one for \$9,000. We felt that we got a good deal on this one.

The Well Field is planted and up. Half Moon is planted but not watered. Leaf Spring is plowed by not planted. The well in Slide Canyon will do 80 gpm. Richard Kimball should go to DSR about November 2.

Dale showed us an analysis of water rights which was done 10-15 years ago. Dale will do a summary on the water development.

Roy Pool said if we will give him 120 acre feet of water, he will prove up on it and give us back 60 acre feet. Dale felt that the State Water Engineer may give him additional time where he would not give us additional time as the water would be changing hands.

Dale read a letter that Evan Callister had written to the State Engineer.

The Johnny Brown place is proved up on for cattle and only one home. We need to transfer water rights to the wells in Half Moon and Slide Canyon.

The telephone has been ordered. We are trying to put it on Lippincott's property as it has easy accessibility. The license has been ordered. Randy Cram quoted Oscar a price of \$6,500, but Randy Cram told Dale it would cost \$7,400. Dale White said that he would send \$500 for the telephone, and Hugh Johnson said that he would pay some to help us get the telephone. It may take six weeks for everything to get here, but the telephone system will be working by spring.

We should send a letter asking for money for the telephone and for a water company.

The next well will be by Crawford to serve the lots in that area. We have a livestock right on Gravel Spring. We can also use Bear Spring.

We could use Boyd and Mary Rucker as ranch managers next year if they can get their act together, but we should keep looking for new employees.

If Scott Lowry does not pay for the Suburban, we will send a certified letter and Oscar will repossess the Suburban if Scott does not pay in full.

If Val cannot get Jim Bean to sign the Quit Claim Deed, we will have to write to JoAnn Bean and ask for a copy of her divorce decree.

We need a good rental program. Dale showed us an article
"Turning Empires Into Cash". Dale showed us an article from KCI about
to discuss it at our next meeting.

Our next meeting will be held on December 6 at 7 pm. We will need to
discuss the budget, water, telephone, and rental program. We should also
talk with Lydia Johnson, travel agent, about renting our vacant DSR cabins.

Bud Lattuner would like to be in charge of the deer hunt at the ranch.

All cattle are off. Robinsons were very pleased with the cattle operation.

We reviewed the financial report.

We may have had some freezing damage. The weather had been so warm and
it turned cold real fast. We need to protect the pipes from the upper
tanks from freezing. The exposed pipe needs to be covered.

Submitted by,

Karon Jacobsen



**Deer
SPRINGS
RANCH**

December 4, 1991

30 East Center • Kanab, Utah 84741
801-644-2606

Mr. Richard Kimball
425 South 300 West
Cedar City, Utah 84720

Dear Richard,

I am enclosing with this letter application for Proof of Appropriation of Water on five water sources together with a lot of history and backup information on each of these five filings. Attached to this letter is a letter I wrote to Jack Quinn summarizing water development at Deer Springs Ranch and also a summary of our filings on 12 springs. Some of the water rights we are working on are segregations from the parent well application and other filings are independent as they were filed on separately.

We would like for you to finalize the Proof of Appropriation on Water Right 89-1234 as the approved well application. After you have reviewed the packet on this water source, I would be happy to answer questions and discuss it in detail with you.

Water was segregated from the parent application under Approved Application 46088-A. In preparing your Proof of Appropriation, we could prove up on water segregated from the approved well application or under Water Right #89-1260. I had received approval from the state to develop .015 water at that location. Please use whichever application number you choose.

Our Proof of Appropriation on Leaf Spring would be under Approved Application 46088-B. Our development of this water source is incomplete at this time. Perhaps the State Engineer will grant us a limited extension on this work.

We test pumped the well at the ranch headquarters, and I have filled out a Segregation Application and Change in Point of Diversion to transfer water from the Approved Well Application so we can use .20 cfs from this underground well. Hopefully, I have attached sufficient information for you to prepare an accurate and strong proof on this water source.

We filed on additional water from Oak Spring under the number of 89-1250 as a direct filing of the spring. A documentation of work accomplished at this property is enclosed.

I have enclosed a brochure on Deer Springs Ranch and a list of assets that have been developed on this property. In addition to the list of assets, we have spent approximately a half million dollars on roads, surveys, and other developments to

give Deer Springs Ranch the capacity and potential that it has today. Inasmuch as we have no close neighbors to these water sources, I sincerely hope you can assist us in pressing the State Engineer for as large a water right as we can possibly get to serve the future needs of this area.

I am also attaching a letter that I have sent to Gerald Stoker suggesting that we abandon certain water rights and allow the volume of water from these rights to revert back to the original well application. We would also like to ask the State Engineer to grant us a few months extension on several of our water rights to get us through the growing season of 1992.

Thank you very much for your professional help in filing our water proof for Deer Springs Ranch.

Sincerely,

DEER SPRINGS RANCH
OWNERS ASSOCIATION

Dale E. Clarkson, President

DEC:kj

Enclosures



December 4, 1991

30 East Center • Kanab, Utah 84741
801-644-2606

Mr. Gerald Stoker
State Water Engineer
585 North Main
Cedar City, Utah 84720

Dear Gerald,

Thank you for giving me your suggestions about water proof at Deer Springs Ranch. We anticipate completing our proof filings within the next few weeks.

We would like to withdraw certain segregation applications and applications to change the point of diversion on certain water rights. The following applications were never approved because the water source was on the national forest, and the forest service strongly objected:

46088-H	Bear Spring
46088-I	Gravel Spring
46088-J	Canyon Spring <i>Applied to State 10-10-91</i>
46088-K	Crawford Canyon Creek Spring Area

I understand the water previously filed on these applications will be returned to the parent underground well application. Please let me know if additional information is necessary.

Sincerely,

DEER SPRINGS RANCH

Dale E. Clarkson, President

DEC:kj

RENTAL POOL

OWNER UNIT = OU
 DEVELOPER UNIT = DU
 RANCH UNIT = RU

1 WK MIN. / \$350.⁰⁰ / 60⁰⁰ DAY

1992	EXAMPLE	1997
3950 ⁰⁰	O/U 50	5900
3160 ⁰⁰	D/U 40	4720
790 ⁰⁰	R/U 10	1180
<u>7900⁰⁰</u>	<u>100</u>	<u>11,800</u>

POOL

(WEEKS)
45 UNITS
$\frac{350}{45}$
\$ 15,750

RENTED

% TO OWNER

- 1992 - 50
- 1993 - 55
- 1994 - 60
- 1995 - 65
- 1996 - 70
- 1997 - 75

1992 - 50% 15,750

TO OWNER
7,875

TO MANAGER
7,875

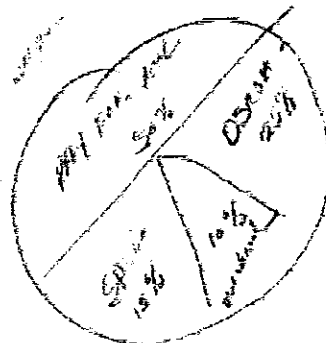
79.⁰⁰
 X 2 158.⁰⁰

1997 - 75% 15,750

11,814

25%
3,938

118.⁰⁰
 X 2 236.⁰⁰



RENTAL POOL

1997 1997
EXAMPLE

450\$/WK

23,900.	O/U	100
2390	D/U	10
2390	R/U	10
		<u>120</u>
28,680		

POOL

450	UNITS
450	(WEEKS)
<u>38,250</u>	

RENTED

1997 75%
OWNER
 28,689

25%
MANAGER
 9,593

239.00

 X2 478.00

Projected Budget 1972

	Mar.	Apr.	Dec.
Store - \$2000.00			
Store Stock - \$2500.00			
Riding Arena - \$1000.00			
5 Mt. Bikes - \$250.00	\$1,250.00	\$1,250.00	
Tools - \$200.00		400.00	
Waxes - \$100.00			
Supplies - \$750.00	\$1,500.00	775.00	
Stamps - \$100.00			
Archery - \$100.00			100.00
Radio's (2) - \$150.00	\$300.00		
Syn's - \$1,500.00	\$1,500.00		
T-Shirts 100 - \$600.00	\$600.00		
Snow Mobiles 2 - \$?			
	<u>\$5,380.00</u>	<u>\$4,300.00</u>	<u>\$1,600.00</u>

Store - \$2000.00
Store Stock - \$2500.00
Arena - 1,000.00
Mar - 5,380.00
Apr - 4,300.00
Dec. - 1,600.00
<u>\$16,780.00</u>

Advertising

Allen

**DEER SPRINGS RANCH OWNERS ASSOCIATION
MINUTES
DECEMBER 6, 1991**

The meeting was held at the ERA office and began at 8 p.m. All board members were present: Dale Clarkson, Oscar Robinson, Val Cram, Terry Alderman, Nellie Hoyt, and Karon Jacobsen.

Bud Latturner (860 West 4250 South, Riverdale, Utah 84405--394-9882) visited our meeting. He is a hunting guide and spent the last deer hunt on the ranch and really enjoyed himself. He is interested in being a guide and taking care of and managing the deer hunt for us for the next several years. Part of the Paunsaugunt is on Deer Springs Ranch which is the best trophy buck hunting in the world. There is a new program that DSR may qualify for. It is called a Posted Hunting Unit. If a land owner owns 10,000 acres they are eligible. Between Dale and DSR, there are 9,500 acres. We may be able to get by with that much acreage. Wild Life Resources manages the program, and a biologist decides how many permits will be issued. It is usually 10 bucks and 10 does, however there is no value in the does. We get 80% bucks and 20% does which equals out to eight buck permits plus two general public permits. Bud thinks he can bring \$12,000 or more to the ranch instead of the \$6,500 we received last year from Bob McKay. We can sell the permits as a guided hunt for about \$2,500 each (8x\$2,500=\$20,000). This works out to be a 60/40 split with DSR receiving the 60%. The permits may be sold for more or for less. DSR will donate one cabin to Latturner. The deer hunt goes from 9-15 to 10-30. Latturner would have two seven-day hunts with four hunters per week. There would be seven people per cabin--possibly Cabin 1 (four hunters, Latturner, his wife, and his mother). We must apply in January for the Posted Hunting Unit permit. Bud will talk with Norm McKee for the permits, and we should know April 1 if the permits are approved. Latturner should contact our insurance company about a rider for liability insurance to cover the hunt. There is a Rocky Mountain Mule Deer show in Salt Lake where approximately 30,000 people attend. Latturner rents a booth and shows his video to attract hunters. Also on June 26, 27, and 28 there is a Mule Deer Expo which could be beneficial in selling DSR lots. Latturner left us one of his videos, and we gave him one of ours. Val motioned to accept Latturners proposal, Nellie seconded the motion, and all were in favor. We need to make a list of points for a contract between us and Latturner which will be discussed and finalized at our next meeting.

Scott Lowry has made promises to pay us for the Suburban, but so far he has paid nothing. Scott is in Florida and probably will not be coming back. We should reposses the Suburban. LeAnn may give it back voluntarily. The title reads Scott and LeAnn Lowry. Oscar will follow up on this.

In the last minutes we read, it showed a price discrepancy in the telephone system. Dale believes the discrepancy is the price for two solar units instead of one. Lippincotts agreed to let us use their land for the telephone for \$120 a year. We can also blockade the road. We have prepared a contract for the Lippincotts to sign, and we have mailed it to them.

Val brought back Jim Bean's Quit Claim Deed unsigned. Jim would not sign it. We need to write to JoAnn Bean and get a copy of her divorce decree.

Kevin Laney, the man with the bird farm, would like to manage DSR next year. He does bird hunting in the winter and needs work in the summer months. He has to move his bird farm and would like to have it at DSR. He could work at DSR from March 1 to the middle of October as he does hunts November through February.

The assessments have come in good this year, but we do need to call some of the delinquents.

We discussed a rental pool. Nellie suggested that everyone needs to pay their dues before putting their time in the pool and the deadline for putting your time in should be March 31. Val thought out and presented an idea of how a pool would work. A copy is attached. Dale will find some information on other rental plans for us to review.

We should also develop a point system. Each unit would be allowed so many points. Each cabin would be assigned a certain number of points, horseback riding would have points, and fishing would have points. If someone used all their points, then they could purchase additional points. For example, one family may use their points on Cabins 1 and 3, while another family may use their points on Cabins 6, 9, and 10. This is something we should develop soon.

We need to work on the budget and have a proposal for the next meeting.

Dale gave us an update on the water development. We have paid Richard Cothorn about \$6,500 for equipment and well testing. All of the paper work has been prepared and sent to Richard Kimball. The proof is being submitted. We are asking for 200 gpm total on proof filings. There is enough water for all 300 lots to have a good water right. There is probably \$100,000 worth of water if we can get these proof applications approved. Dale has spent hours and hours working on these water rights. The State Engineer said he would be happy to give us the water if we will do the work, and Dale feels good about this. Dale reported that the Well Field has sprouted, the other two fields have not sprouted, and Half Moon well has been irrigated. Richard Kimball is working on the reports. We need to delay until summer or fall to complete the proof. Five water rights are being proved up on: Cabin Spring, Leaf Spring, Oak Spring, Headquarters well, and Half Moon well. We have a new filing on Meadow Spring. It is a diligence claim which does not have to be proved up on. Black Knoll Spring work may be completed before March 31, 1992. Slide Spring on BLM land would be a good spring for hikers to get water from. The engineer is drawing up maps and writing up Teacup Spring, so we may have four more proof applications by the end of March--Black Knoll Spring, Slide Spring, Teacup Spring, and Lot 190 well.

Our next meeting will be at 7 p.m. on Friday, January 3, 1992.

Submitted by,

Karon Jacobsen, Secretary

revised January, 1991

CRITERIA FOR EXPERIMENTAL BIG GAME POSTED HUNTING UNITS

URAI

OBJECTIVES:

- * To provide greater incentives for landowners with wildlife on their private lands.
- * To improve wildlife habitat.
- * To maintain open rangelands which provide habitat for wildlife.
- * To improve respect for property rights.
- * To provide greater opportunity for sportsmen.

SPECIES INCLUDED

1. Deer
2. Elk
3. Moose (does not affect once-in-a-lifetime status)
4. Antelope

PROPOSED EXPERIMENT WOULD:

1. Continue for three years.
2. Include an annual program review by the Board with public comment.
3. Provide for annual review prior to renewal of each PHU program.

SIZE OF BIG GAME POSTED HUNTING UNIT

1. 10,000 contiguous acres or larger, with variances for somewhat smaller unit approved by Boards.
2. The benefits should be spread among landowners, keeping in mind year-long habitat (harvest vs. wintering areas). Each PHU must show that they have included consideration for year-long habitat owners.
3. Distribution of fees should compensate landowners in wintering areas.

COMPOSITION OF LAND

1. The BGPHU should consist of private land as much as possible.
2. Small inholdings of public land without current public access could be considered for inclusion.
3. Only situations with very small inholdings will be considered for initial experiment.
4. DWE Boards have the prerogative not to accept all applications.
5. 75% of the total BGPHU must be open to hunting.
6. There must be maps and on-ground markings.

FOR EXPERIMENTAL PROGRAM, WE WILL NOT CONSIDER UNITS INVOLVING PUBLIC LAND PROBLEMS.

SEASONS AND VARIATIONS (all other bag limits and regulations in current big game proclamation apply)

1. Does and cows already have a flexible harvest system allowing harvest outside of general season.
2. On PHUs, buck season framework will be:
 - a. General rifle - September 15-October 30.
 - b. Archery - during established season.
 - c. Muzzle-loader - during established season.
3. On PHUs, bull elk season framework will be:
 - a. Rifle and muzzle-loader - September 15-October 30.
 - b. Archery - during the general elk archery season only archery tackle may be used.
4. Antelope:
 - a. The entire month of September.
5. Moose:
 - a. September and/or November.

NUMBER OF PERMITS

1. Each PHU will formulate objectives:
 - a. PHU and DWR objectives must compliment each other.
 - b. Some thought needs to be given to population dynamics.
 - c. Year-around habitat use must be addressed.
2. Each PHU will work with a DWR liaison:
 - a. On units with limited permits the allocation=acreage and or quality of habitat.
 - b. On units with open hunting the basis for request=hunters/acre or hunters/landowner.
 - c. PHU must address local issues to Boards satisfaction.
 - d. This process will run concurrent with Interagency and Board of of Big Game Control schedule.

DISTRIBUTION OF PERMITS

1. Variation in season offers latitude to PHU.
2. System cannot discriminate against public permit holders.
3. "Public" permit=opportunity for access as per landowner direction.
4. Amenities fee is separate from access and cannot be required of public hunters.

PERMIT ALLOCATION (by percentage)

a. MOOSE

Option	POSTED HUNTING UNIT'S SHARE		PUBLIC'S SHARE	
	<u>Antlered</u>	<u>Antlerless</u>	<u>Antlered</u>	<u>Antlerless</u>
1	60%	0	40%	0
2	60%	40%	40%	60%

b. ANTELOPE

Option	POSTED HUNTING UNIT'S SHARE		PUBLIC'S SHARE	
	<u>Antlered</u>	<u>Antlerless</u>	<u>Antlered</u>	<u>Antlerless</u>
1	60%	0	40%	0
2	60%	40%	40%	60%

c. ELK

Option	POSTED HUNTING UNIT'S SHARE		PUBLIC'S SHARE	
	<u>Antlered</u>	<u>Antlerless</u>	<u>Antlered</u>	<u>Antlerless</u>
1	90%	0	10%	100%
2	85%	25%	15%	75%
3	80%	40%	20%	60%
4	75%	50%	25%	50%
5	50%	0	50%	0

d. DEER

Option	POSTED HUNTING UNIT'S SHARE		PUBLIC'S SHARE	
	<u>Antlered</u>	<u>Antlerless</u>	<u>Antlered</u>	<u>Antlerless</u>
1	90%	0	10%	100%
2	85%	25%	15%	75%
3	80%	40%	20%	60%
4	75%	50%	25%	50%
5	50%	0	50%	0

BIG GAME POSTED HUNTING UNITS

Private ownership of land parcels and public ownership of wildlife are basic to the American way of life and are firmly established in American law and tradition. Our forefathers made conscious, deliberate decisions that individuals should have the right to acquire, control and use parcels of land but, at the same time the ownership and control of wildlife inhabiting both private and public lands was reserved to the citizens of each state collectively, as a public resource.

Thus wildlife, a publicly owned resource, often inhabits private lands in Utah. In some areas and during some seasons, wildlife populations are dependent upon resources provided by private lands. Wildlife managers must therefore balance the interests of private landowners, the needs and desires of the public who owns wildlife, and the biological needs of the wildlife themselves. One of the most successful programs for achieving this balance has been the Posted Hunting Unit Program which was initiated in 1939 for pheasant hunting in Utah. For the last two years, a committee of landowners, sportsmen, legislators and wildlife managers has been working to strengthen and update the Posted Hunting Unit Program. This committee drafted legislation for an updated small game posted hunting unit program and submitted the proposal to the legislature during the 1988 session. The proposal received overwhelming support in the legislature and is currently providing significant benefits to both landowners and small game hunters.

The Private Land/Public Wildlife Study Committee has continued to meet with the objective of broadening the concepts of posted hunting units to include big game species. The committee has developed a set of criteria for establishing big game posted hunting units on private lands in Utah and is recommending to the Board of Big Game Control and the Wildlife Board that they establish an experimental posted hunting unit program for big game. An experimental program will provide an opportunity to test and improve the program. Dependent upon the results of the experiment, the Boards will have information needed to adopt, modify, or discontinue the program.

It is recommended that the Boards adopt the attached general criteria and allow the Division the authority and administrative latitude to establish the program. Following each hunting season, the Division will review the results of the program with the Private Lands/Public Wildlife Committee. The committee will then prepare a report and written recommendations for public comment and Board action.

LATTURNER HUNTING CONTRACT

Bud Latturner will be allowed to hunt on DSR from September 15 to October 30. He will receive one cabin for 14 days--possibly Cabin 1.

DSR will receive a 60/40 split on all funds collected with DSR getting 60% and Latturner receiving 40%. All money should be turned into DSROA before _____.

Latturner will manage the hunt and post the ranch as a Posted Hunting Unit. He will also help with the two general public permits.

Latturner will have two seven-day hunts.

Latturner will contact our insurance company to see about a rider for liability insurance to cover the hunt.

This agreement is for the 1992 hunting season only and may be extended for additional hunts.

If no permits are issued by April 5, this agreement shall lapse.