



■ Deer Springs Ranch Owners Association ■

# At the Ranch

www.deerspringsranch.org

July 2019

## PRESIDENT'S MESSAGE -

As many of our Members know, things at the Ranch have been hopping this Spring and thus far this Summer. We have been meeting and discussing possible cabin upgrades and repairs that have been long overdue. Financially, we have done everything possible to be financially responsible with the Association funds with which we have been entrusted.

With all of this activity, I understand that the last thing that our Members want to do is to read some old dry legal document. I am referring to the



proposed new version of the Protective Covenants. Let me explain it this way. The existing Protective Covenants were drafted back in the era equivalent of a DOS computer operating system. In many ways the Ranch was a new legal animal which was not timeshare, which was also very new over 40 years ago, and it was not a true stand alone property ownership. Think of all of the upgrades and advances over the last 40 years with the computer operating systems that have come and gone. The bottom line is that it is difficult and inefficient to continue to operate our Ranch on an old DOS operating system.

*president's message - cont'd*

When the initial draft of the new Protective Covenants was presented last year, many people asked me to summarize the differences. Unfortunately, this is simply not possible as it is not possible to compare the old DOS system with any new Windows or Mac system. They are very different. They are both based on different statutory systems that have been changed over the past decades. However, the fundamental rights and obligations of the Members remain the same.

Members are required to pay annual assessments, use the common areas and develop their lots according to the guidelines set forth in these documents. Failure to comply with these requirements or guidelines result in certain remedies for the Association as well as the other Members.

In the initial draft of the new Protective Covenants there were two matters which have been reported as causing concern to the Members which have been removed from the present draft. First, the original draft allowed for Members go onto the property of another Member is that Member failed after notice to properly clean or maintain their Lot. The second was several mentions of Clarkson Investments, LLC, as the Declarant having the ability to enforce the Protective Covenants. While it was pointed out that the Declarant has the ability as a Member to enforce these provisions anyway, these provisions have been removed.

*president's message - cont'd*

With these changes I again request that the Members vote in favor of adopting the new Protective Covenants so that we can get our documents updated and upgraded from the days when computers were as big as houses and required paper punch cards for data input. I am strongly in favor of adopting these upgrades.

Barry Clarkson  
DSROA Board President



**YOU ALL KNOW THE DRILL...**

You've probably seen these in or near the Ranch. They aren't just there for the crows to perch on!

It's been a nice green spring, and the grasses and other vegetation are drying out. Please, please be careful with fire! Better yet, don't even have one. Use your cabin or camp stove!

## FROM THE RANCH MANAGERS:

Hello Family Members!

Our summer is going great here! We have been filling the cabins, and getting to know lots of new faces! We have been working on lots of new projects, as well as continuing older projects. We wanted to give a few shout outs.. The Turleys, who helped us fix up our horseshoe pit. Painted it, and hauled sand up to make it a great game attraction for our guests. The Stratford family who helped us clean up our petting zoo area and make it a happier place for our critters! They also helped us rescue the baby peacock! The Hunt family, who during their family reunion generously donated their time to help us put up the mouse proofing around cabin 7 on the 2 sides that hadn't been done yet. Got it all done in 1 day! The Schaerer family who donated lots of feed to the petting zoo.

We have such great time here with our members. We hold a BBQ every Saturday night for our guests. Register by wednesdays to make sure you have some great grub! We make a great Dutch oven or grilled plate! Don't forget the s'mores!!

Thank you everyone for your kindness & efforts made all over the ranch to make this place memorable for everyone! We know without your help it just wouldn't be the same! We know there are many things happening with donated time that we don't always see, but we wanted to thank you!

Our petting zoo is doing great! Make sure you come on out to see all the fun!!

Best Regards  
Rachel, Phill & Demree Hunt

## OUR POT OF GOLD AT THE END OF THE RAINBOW!!!



CABIN 7 RENOVATION – Well this year has been an experience in remodeling the Cabin. I was able to round up a few volunteers and very grateful for them. We were able to get volunteers to come up once a month for 2 or 3 days to work on the cabin. Starting January, the winter was an excitement in coming in on the snowy or muddy roads. We were able to start our tear out of all the paneling and insulation and still stay in the cabin and keep warm with the fireplace. We did have our solar system that helped with working in the dark. Planning ahead to get our plan, supplies, crew together was a job in itself. No running down to Home Depot or Walmart if you forgot something or needed something during the job.

We started out with a crew of Scott, Brad Pierce and myself with the assistance of Phill and Rachel. We worked hard in the tear outs doing insulation and then putting up the Tough and Groove. This was very time consuming as we T&G Walls and Ceilings. We waited doing anything on the Kitchen or Bathroom to keep the plumbing and kitchen available for us to use.

When we started the tear out of the kitchen and the Bathroom, we found that the bathroom floor was completely rotten. The shower drain plumbing was not connected correctly and when in use of the last several years, the water would partially go in

*cabin 7 renovation - cont'd*

the drainpipe, partially on the ground and YEP, partially on the subflooring. So, we had to completely reconstruct the bathroom flooring.

A few months in our work, we got a great addition to our crew of volunteer members including Mike & Sue McNichols, Mike Haeseker, TaNiesha Spor, Kurt Jacobsen, Sharee Tobler, Brent Fullmer, Dave Turley and his nephew, along with a few non-members. The Hunts helped in putting a couple side of the mouseproofing. Thank you all so much.

In explanations way we are not completed yet, we have ran into a few issues that caused us delays. The weather was a big one in the winter months, after our first month, Phill Hunt fell and hurt his knee and wasn't able to continue to assist with Rachel, the bathroom flooring, volunteer's schedules. So we have really put a skeleton crew together and have been very successful and I am very grateful to everyone that has helped especially all our volunteers. It has really been great working with this crew. We have built great friendships working together and built a teamwork for further work on our own places.

We are getting real close for being finished. We are hoping to get some other members to volunteer for doing Cabin 8, which will be in the guidelines of our target of doing a cabin a year. We are wanting to get Cabins 7 & 8 completed as these are going to be opened for year round access.

I want to give a very special thank you to Scott for all his work in being there on all work weekends, and all the time that his has taken to build all new cabinets and some doors. Also a special thank you to Kurt Jacobsen for all his time in building our concrete countertops and soon to build our decking for the cabin. Last

but not least, Mike & Sue McNichols and TaNeisha Spor and Brent Fuller for being our regular Volunteers and helping without complaint. They have jumped in and worked very hard. THANK YOU!!!!

Kathy Pierce  
DSROA Board Member

