

DEER SPRINGS OWNERS ASSOCIATION (JANUARY 10, 2015)

The minutes of the Board of Directors meeting held:

Bosze Home in Las Vegas, Nevada at 10:00 AM

1. **Call to Order:** Phil Hall called the meeting to order at 10:20 AM with a prayer from Paul Brayton. Board members present were: Phil Hall, Joe Bosze, Jodi Akers, Leland Gentry, Robert Musko, and Bob Allen; Art Ortolani was absent. Linda Alderman was absent. Members present were: George and Arlene Strain, Brent Fullmer, Kathy Gentry, Paul and Nancy Brayton, Mae and Bob Woolsey, Bob Becker, Roger and Jeannie Hiddema, Keri Mayer, Vance Green (T), and Candy Bosze. 19 members were present.
2. **Minutes:** The minutes from the November 8, 2014 were presented for review.

*****Phil Hall made a motion to accept the minutes as written; Jodi Akers seconded it. Minutes will be posted.

Unanimous Passed
3. **Ranch Report:** Paul Brayton discussed areas of concern to be accomplished and what has been done. The managers commented that they like the new method of board responsibilities in specific areas and feel projects can be done in a better manner.
 - A. Discuss with Leland Gentry to treat 20 acres of rabbit brush in June with the cost of material at \$79.00 per 5 gallons. Brush hogging will be done first.
 - B. Need 2 new tires for the Kubota. All equipment was serviced at the ranch.
 - C. Dump Station at headquarters: Good location has been decided upon for accessibility for trailers to dump when camping at the ranch.
 - D. Skutumpah County Road into the ranch is in very bad condition for most or any travel at all. The snow problem and removal by the County has been limited and no overtime has been granted. Brent commented that we pay the taxes for the road and its maintenance; DSROA should get help with the road. This is becoming a public safety issue. Brent and Paul will send information to Linda for a letter to be written filing a complaint about the lack of road maintenance. A newsletter to the membership could also encourage interest for the County to maintain the roads. Prices for fuel and labor were discussed for what it would cost the County.
 - E. There is an issue concerning the ranch house batteries not having enough charge for the winter usage. A diagnosis as to what the problem is has not been determined; this has been an ongoing problem.
 - F. Fences were treated with linseed oil for protection.
 - G. There will be cabin usage over the winter. The gas and water meters were purchased for Cabin 8. Paul paid \$60.00 for the gas meter versus Amerigas price of \$240.00. This will allow us to evaluate the consumption of fuel for the winter usage.
4. **Rules and Regulations:** Review of revisions to rules and regulations for DSROA.
 - A. Discussed was on the reservation process as points were used in the past. Estimated cost of cabins per year is \$46,830 with reservation fees contributing \$6000 and rental from nonmembers at \$4000. Assessment dues have also increased to compensate for cabin fuel, water, etc. There needs to be another offset for costs of cabins, not being extravagant or for special interests but to maintain and use cabins responsibly. A \$2.00 fee per day per person for any reservation was introduced. Question - Should we stay status quo or have an increase in charges?
Phil Hall, Joe Bosze, Robert Musko, Jodi Akers YES have an increase; Leland Gentry & Bob Allen NO stay status quo. Passed

B. Ranch Gross Income - \$167,000 and cabins take up 28% of budget with only a 5% of income to cover cabin cost. Larger cabins (1, 3, and Garden cabin) could have fees increased for nonmembers. Another possible solution is for renters to bring own linens. Reservations are up. We can't advertise as rentable income due to safety issues, state, room and sales taxes.

*****Phil Hall made a motion to vote on making increases to offset the costs of the cabins. Jodi Akers seconded it.

Phil Hall, Joe Bosze, Bob Allen, Jodi Akers, Robert Musko YES; Leland Gentry NO Passed

The board discussed what percentage of the budget should be allotted for the cabins. There was a round table discussion with all members concerning any increases for cabin rentals. After this there was a straw poll with show of hands from all members for \$2.00 per day per person and it was unanimous to do so.

***** Phil Hall made a motion to accept \$2.00 per day per person charge for cabin usage. It was seconded by Bob Allen.

Phil Hall, Joe Bosze, Bob Allen, Jodi Akers, Leland Gentry YES; Robert Musko NO Passed

***** Phil Hall made a motion for the \$2.00 charge for reservations to be implemented this year 2015 as per rules and regulations and keep the reservation fees the same. It was seconded by Leland Gentry.

Phil Hall, Joe Bosze, Leland Gentry, Jodi Akers YES; Robert Musko NO; 1 Abstain Passed

C. Small water craft on the Red Reservoir – Discussion followed about motorized water craft at the Red Reservoir and all bodies of water at the ranch. It could be a liability to the ranch if we allowed it.

***** Motion by Bob Allen is to have no motorized water craft on Red Reservoir or any waterways. It was seconded by Robert Musko.

Joe Bosze, Robert Musko, Jodi Akers, Bob Allen, Leland Gentry YES; Phil Hall NO Passed

D. Water Hauling Fees- Discussion on whether there should be a charge for water hauling and what that charge should be.***** Robert Musko made a motion to have all members who haul water from any ranch source to pay a fee of \$50.00 annually and for the money to be sent in with the annual assessments. It was seconded by Leland Gentry.

Phil Hall, Bob Allen, Robert Musko, Leland Gentry YES; 2 Abstain due to conflict of interest (Jodi Akers and Joe Bosze) Passed

F. Trapping on the Ranch -Discussion was on recent trapping for bobcats and a ranch dog being caught in a trap, injuring the leg and possible amputation. How should this trapping be handled? State regulations require that traps be checked every 48 hours. Ranch managers should be notified of any traps set out in exact locations.

***** Leland Gentry made a motion that notification of any trapping in any area of the ranch be made with specific information given: general location of traps, type of traps, specific dates the traps will be used, beginning and ending dates, and any other pertinent and necessary communication. This activity must follow all rules on trapping or the member will be banned from trapping on DSROA. There will be No trapping on common or association land. It was seconded by Phil Hall.

Unanimous Passed

G. Non Members – Reservation fee will remain at \$95 for Cabins 2, 3, 4, 6, 7, 8, 9, 10 and \$145 for Cabins 1, 3, and Garden Cabin.

H. A discussion ensued about whether there should be a rule made for all to adhere to the number of people allowed in a cabin as what our cabin numbers indicate. This would include the safety concept for each cabin. We will create a form (liability waiver) for all to sign when they check into the cabin.

I. ***** Phil Hall made a motion that with these modifications made and voted on for the Rules and Regulations, an email will be sent out to proof these changes (in red) to the directors (possibly ready by Feb 1st). It was

seconded by Bob Allen.

Unanimous Passed

5. **Finance, Water Resources, Legal:** Jodi Akers stated that DSROA ended the 2014 year in the black with \$106.00. We have used Quicken Books for our accounting since 2005. Jodi spoke to Nyle Willis and Linda concerning the reading of the balance sheet. On the next budget, we may see an increase in the propane and gasoline charges. Should we increase line 55 (add \$3,000) and line 57 (add \$2,000) or make adjustments? No changes are going to be made on the 2015 budget. We saved on the legal fees. We also used less budgeted money on the roads. Reserves have been set aside for budget emergencies. We will check with Linda Alderman about calculating taxes.
6. **Financial Report:** There will not be any reimbursement of unapproved spending or expenditures. An original invoice must be submitted for all approved expenditures. The budget for 2015 and the Rules and Regulations paperwork need to go out to the membership when completed.
7. **Roads and Fire Protection:** Robert Musko indicated that according to the MOU, all but one of the signs has been placed in the designated spots as per Vance Green's map. We need to look at the cattle guard at Johnny Brown; Brinkerhoff had the pipe welded. The road was repaired at Podunk but it is bad again. Last year a motion was made to have Larry Clarkson view the roads and the problems and then work to fix them. Phil Hall would like before and after pictures taken and submitted to the board of director in charge of roads. An invoice should be submitted to Linda Alderman by the end of the month.
***** Phil Hall made a motion that we put together a list of preapproved operators who could operate our machinery and be willing to assist in ranch grading. It should be included in the newsletter. It was seconded by Bob Allen.
Unanimous Passed
8. **Equipment & Cabin Maintenance:** Joe Bosze reported that synthetic oil is going to be used on the next oil changes. Cabin 8 will have the water and gas meters installed. The ranch did buy the Fire Truck and the license is coming. We need a tally of how much money was raised. The newsletter will indicate how much was donated and a thank you to our members. Brent Fullmer will pick up the junk metal.
9. **Reservations, Web Development and Communication:** Bob Allen had nothing to report.
10. **Agriculture and Wildlife:** Leland Gentry reported that the longhorns (Doug and Brad Hunt) will be at the ranch in May. Paul Brayton will do more clearing to increase the grazing acreage. The AUM is 30% of full capacity (185 cattle). Brent Fullmer is working with Earl Levanger in Slide Canyon (juniper and cedar on BLM).
11. **Ranch Activities, Security, and Public Safety:** Art Ortalani was not present. No information.

Possible Agenda Items for March were mentioned:

1. Formulate water committee documents for presentation
2. Email addresses of more members
3. Newsletter in February if documents are ready (Budget, Rules and Regulations)
4. Mattresses for cabins
5. Ways to raise money

*****A motion was made to adjourn the meeting by Jodi and seconded by Phil at 1:42.

Unanimous

There will be no meeting in February. The next meeting is March 14th at 10:00AM at Phil Hall's home 1075 South 900 East in St. George.