

DSROA Board of Directors Meeting -January 13. 2024

Meeting held via Zoom Conference Call

Meeting Minutes

1. Welcome Brent Fullmer-Board President – Meeting was called to order just after 10:00 am.

2. Roll Call:

Brent Fullmer	117
Scott Koller	15
Michael Jordison	67
Larry Clarkson	76
Kevin Pool	64
Bart Battista	94
Cade Hoff	83

Ann Dayton/Gary Clark	144
Anthony Pagel	212
Bruce McQueen	101
Brian Castle	130
Cyndi Pool	64
Dan Wirt	28+
Karen Frei	13
Kathy Pierce	23
Kurt Jacobsen	90
Jeff/Tina Collins	121
Joan Smith	269
John Reid	18
Joe/Doug Bosze	107
Mark Smith	245
Mike McNichols	270
Sally Miller	87
Taniesha Spor	93
Vance Green	156

3 Opening Prayer-Larry Clarkson

4. December DSROA Board Meeting Minutes-

Scott made the motion to approve the minutes as sent out with a couple of additions and corrections. Larry Seconded it. The voting was unanimous.

5. Zoom Meeting Protocol-Brent- Okay. All right. I made an arbitrary decision. And we're going to follow what I'm going to call branch rules in order for these meetings, and everyone will get a chance to comment. At the time an item is being discussed. No one will be put off till the end. I expect everyone to be respectful and stay on topic, but no one will be denied the opportunity to speak.

6. Property Management Report-Jacobsen Management LLC-The brush hogging got down. That was a pretty involved process, Larry Clarkson myself. Thanks again Brent for the use of your water trailer and filling up the herbicides. We ended up using my Silverado to spray it was right down to the wire but it got completed everything that could be completed some areas have washes through them and you just can't get a brush hog to them. 116 Acres is what was finally mowed that they figured out through the GPS and that they will be sending us a check for the \$7,243 to Brad and then he'll make a check out to us when he gets back next week. Norris Church's invoice for mowing the 116 acers @ \$95.00/acer. Comes to 11,020.00. Next week we will be moving the laundry to the container behind the Ranch house and getting it organized and everything in one place. It will make housekeeping more efficient. Then I will be working on getting the logs pressure washed and peeled so we can finish the entrance to headquarters. The water samples that we took for last month has come back and we passed.

7. Treasurer Report-Michael Jordison-Most of my month has been spent handling reservations working through that process. Little bit with the Treasury stuff, kind of looked at the, you know, what Daniel sent out and kind of have the same questions with the negative amounts. Those are credits from 2023 for reservations. Other than that, I don't have too much more than that the annual dues or out, and have started flowing in already.

Brent- Well, I neglected to mention one thing. I should have brought it up when I when Kurt was there, but you mentioned it. And that is that Kurt is going to be taking over reservations. And you're going to start training him before you. Head to Egypt? Yes. Yes, that's in process. We've had probably four hours worth of meetings already. Kevin pool is also going to be backing that up and looking at the process. And he's attended those and, and will help out as being over the director of infrastructure.

WE would like to thank Tina for her application and willingness to serve, so thank you Tina.

8. New and Old Business-

a. Cabin Committee-Kathy is at a funeral, so Jeff Collins it reading Kathys report. Brent asked me to help steer this committee, as I had made the suggestion to do a committee at the December board meeting, to put an analysis together with factual numbers to prevent raising of the dues, and possibly have a minimal cabin fee increase. And I discussed that this should be a member driven committee. The expenditures have significantly increased this last year. Our direction is to think outside the box with full transparency and ways to create savings, reduce our spending, and do the analysis then present the board and the membership with recommendations. The committee in their areas to do analysis on specific items but not limited to-{ Kathy } - Secretary, heading the committee-savings and review, revenue, downward existing budget, membership usage,-{ Karen Frei }-savings and revenue.{ Jeff and Tina Collins}cabin inspections.{ Joe and candy Bosze } savings and revenue.{ Mike McNichols } repairs of cabin on a schedule.{ Taniesha Spor }RV park,{ Bruce McQueen } cabin operating expenses. Be in this as member driven we encourage members for their input and ideas, and an inspection was done on all the cabins. Jeff and Tina Collins, Mike McNichols, Larry Clarkson and Kevin Poole attended. It says Jeff and Tina did a thorough inspection and the inspection also included a list from Kevin pool. And a professional inspection had also been done on May 5 of 2019. By Tyndale real estate inspection company. That inspection was paid for by Dale Clarkson and was \$2,000. There are a lot of items on our inspection and the inspection done five years ago that are the same. Jeff and Tina did the report listed by cabin including safety repairs, maintenance and upgrade remodel items and prioritized the list. We as a committee have done the analysis for the inspection of the cabins and recommend to the board that

these list of items should be completed prior to the opening of the cabins. These generalized items include as priority for safety and maintenance. They are smoke detectors, fire extinguishers, check for leaks in propane lines, rodent problems bird or rodent holes, decking so a lot of the cabins decking has issues. So they need to be secured. railings put on posts, things like that. A lot of the sinks show signs of leaks in every single cabin. So our recommendation was to replace the metal traps and stuff with plastic. And uniform them in size from inch and a half to inch and a quarter. windows screens. All the upper cabins Window screens were replaced in 2000. But most of them are missing. And cabins nine and 10 Connect the cabin to the Sano tubes, brackets that are not connected. And then there's an itemized list for each and every cabin with a lot of stuff on. So okay, so it says so there was a big concern about the hydraulic and wall and cabin one. We went up and looked at it, put cameras in the wall, all kinds of different things to come up with a plan and we discussed it with Brent and then while we were doing the inspection kind of discussed it a little bit with Larry to come up with a fairly simple cost effective plan to get the earth off the building. And then so we have a longer list that needs to be addressed. We're just addressing safety and pressing problems currently for the cabins were recommended that all renovations should be put on hold until unfinished projects and items are completed. Mike McNichols is tasked with working up a calendar to put a working plan to have items completed prior to the cabins opening of the season. The RV pad investigation was given to Tanisha she's figured out 30 to \$100 for nightly rental fees are common in the area. But they have amenities including water trash, sewer laundry bathrooms, showers. The discount for DSR RV pads for members that are volunteering, or work campers to be free or discounted, which includes water and septic only Mike McNichols suggested to do a one year review on the RV rentals for members only. This would give us a base line of members interested in using the RV pads. This will assist us in the future for next year for a re evaluation. The cabin committee members recommend open to have the RV pads to rent to the member for for \$15 a night. With the possibility to rent to non members in the future after the after the first year. A 2023 cabin usage analysis was done by Dan Wirt who spent about 40 hours to do this analysis he has made his analysis available to members to see on the DSR Facebook pages also. The breakdown shows that approximately 1/3 of the membership uses cabins. Bruce McQueen did an operating expense breakdown for cabin expenses. And we're still working to put a plan together for this analysis. Joe, Candy, Karen and Kathy are all working on ideas to bring revenue to the ranch, but also ways to save money with the cabins. Once we are able to work through these ideas, we will bring recommendations to the board. Our committee welcomes member ideas to bring to the committee as well. Our committee has many ideas for the work and plans to present to everyone volunteer programs adopt the cabin programs, lottery systems, cabinet expenses, cabin fees, and much more. {Dan Wirt} - I have a comment about this. During that walkthrough, we were able to identify prob the significant problems with the long walls on cabins nine and 10, which essentially exposed the inner wall to the outside. And also cabin six, where there is an opening to the water heater closet, which needs to have a door installed. And so I've actually already bought the door steel door for that problem on cabin six, and the associated lumber to fix it. And so Kevin Poole and Mike McNichols, and I will be doing that just as soon as the weather permits. {Larry Clarkson} I want to just thank, not only Jeff and Tina and Dan and Mike McNichols, and Kevin for taking the time and spending the day doing the inspection. I think it was very informative for all of us. I was actually I was anticipating more disasters than we found to be to be honest, there are definitely problems with every cabin. And I think that the group and now Jeff and Tina have done an excellent, excellent job documenting that and I think that's going to be super helpful for setting a schedule on how do we remedy each one of those items. And I think it will help any member look at that list and say, hey, I can I can do that or I can help with

that. And potentially we can get several other ranch members participating in some of the fix up items. None of it is extremely technical or crazy. Even the cabin one hydraulic wall pushing after what Jeff and Tina and Brent did with the cameras and discovering. I think that problem is much less severe than we all initially imagined it could be. So that's not going to be a horrible fix in I've already talked to Kevin pool and the plan is to not have to have the cabin out of service. Get that taken care of. So that cabin one because it is one of the most popular cabins have it online and usable under the normal openings for the season. I really am impressed and grateful for all of the people that have participated in the cabin slash RV pad. committee so far, I just right now I'm impressed with the potential ideas that are coming out of that. And I think it'll help the board move forward with making each of the cabins and RV pads more accessible and usable for the members and a benefit to the ranch and get a better handle on where our expenses go and what we need to do with it and what we potentially can do with it and hopefully generate a little more cabin revenue and hopefully that will alleviate some of the members concerns that say I don't use cabin so I don't want to pay for cabins. Each and every one of us benefit from having cabin ownership. And I think this committee so far has been a super good thing. So I want to give a shout out to everyone that participated so far and encourage anybody else to get involved and then read their reports and see if there's part of it that you can help with if you've got an hour or a day or a weekend. Looking forward to a good 2024.

Okay, thanks Larry. Kevin, do you have anything to add?

{Kevin Pool} I really do. And like Larry, I would very much like to thank the committee for their time, their efforts for the input. I very much look forward to seeing a lot of good ideas coming from the committee moving forward. There's a lot more here than I was kind of initially aware of with a broad overview and the number of people that are working on it. So between all those minds in the efforts, we should come up with some really good ideas moving forward. I think the walkthrough report if you have not taken a look at it, you probably should I think Kathy has posted it, we can certainly email that. It's an eye opener for everything that's going on with the cabins. It stands to highlight in stark contrast, the need of repairs and things that are going on with the cabins and the budget deficiencies for doing the repairs. And that's not even including any remodeling, just repairs alone. There's things on there that may or may not have been noticed, I believe it's cabin one. I could be wrong, but has like some of the sheet metal blown loose on the roof up there. That is something that someone is going to have to go up and deal with. I'm not a roofer and I'm not walking a 45 degree pitch. So that's that may be something to hire out. I know there's some roofers here on the ranch that we can probably tap to do that. But the other thing that I would like to mention is a shout out. And a great big thank you to a couple of guys, especially Dan Wirt. He's taken it upon himself to not only spend his time but his own personal finance to assist in this project. And Mike McNichols for being willing to come out and pick up a hammer and a saw and whatever's needed to physically make some of these repairs. You know, that's the type of volunteerism that will actually move the needle on some of this stuff is when we can have a few bucks and manpower. And that will make all the difference in the world. And I just want to let these guys know how much they're appreciated. Thank you!

b. There was a discussion on renting the RV pads. It was determined that cabin 1 would be reserved for work campers, and the others, 2, and 3 would be opened for the members to rent. It was talked about charging a \$15.00/night fee for members, with possibly a 2 week maximum stay. We put off voting for this until next month to see what the cabin committee came up with, and recommended.

c. Dan Wirt- Dan brought up his concerns about the liability of the Ranch concerning renting the cabins to ranch members and their families. Related to the reservation system and the collecting of waivers. He made a recommendation that no cabin should be rented unless the reservation is made in the members name. And that all of the people involved sign the waivers, and all the waivers be collected.

He also recommended that cabin fees should be raised, and that it should be enough to cover operating expenses.

d. {Karen Frei} Karen said she has been thinking of ways to raise revenue for the cabins, without raising the annual dues. She suggested maybe getting all the lot owners to donate \$25.00. and that the funds collected goes to specific things for the cabins.

e. After another long discussion on raising the cabin fees, and how much, etc... Kevin Pool made the motion to raise the cabin rental fee by \$15.00, Bart Battista 2nd it, Cade Hoff voted nay, the rest of the board voted yea. Motion carried. Cade made the statement that it wasn't on the agenda, and that we should let the cabin committee finish their report, and get there recommendations.

f. After that passed in it was determined that the increase would generate around \$12,000 more revenue if the cabin rentals was around the same as last year. Cade Hoff made the motion to increase the budget, and Michael Jordison 2nd the motion. The vote was unanimous, The vote was to raise the cabin Income to \$5,000. And the cabin maintenance to \$5,000.

g. There was a discussion to also raise the reservation fee, after a discussion that went back and forth. Scott Koller made the motion to table the discussion of raising the reservation fees for now, and until the cabin committee could come up with their recommendations. Cade 2nd the motion, the vote was unanimous in favor of said motion.

6. Bylaws Committee-Cade Hoff- We have met as a committee, and we are going through and making the adjustments that we feel are needed, and report on that next month.

7. Certified water operator- Bart Battista- Since Bart has water operators certification. He will take over the water operator position with Kurt, and Brent helping with the sample taking. And when we need a cross contamination connection inspected. He has someone who can come and do that for us.

8. Brief report from each area of responsibility-

a. Cade Hoff-nothing further

b. Bart Battista-nothing further

c. Michael Jordison- nothing further

d. Kevin Pool- nothing further

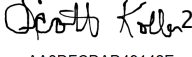
e. Scott Koller- I just want to thank everyone who helped get the rabbit brush mowed. Kurt Jacobsen, Brent Fullmer, Larry Clarkson, Kevin Ballard, Clancy Ballard, Mace Church, and anyone else if have forgotten, along with the weather... Thank you again....

f. Larry Clarkson- The Paunsaugunt land owners association has 8 tags allocated for our area. Last year we received \$15,000 for our share of the proceeds, and we are hopping for about the same this year, even though there is not as many tags.

9. Open forum- Nothing further

10. Next months meeting will be February 10, 2024 at 10:00am

11. Brent made the motion to adjourn, and Larry 2nd it . the vote was unanimous .

DocuSigned by:
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Submitted by Scott Koller, Secretary, February 10, 2024
Cc: Danielle Clarkson, all board members.