

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood	ATTENDANCE
Barry Clarkson	President	Communications, Fuel, Legal, Recreation, Water Chair	Lower Ranch	PRESENT
Kurt Jacobsen	Vice-President	Agriculture Chair, Headquarters, Cabin Renovations	Crawford East	PRESENT
Kathy Pierce	Secretary	Agriculture, Cabins (lower), Reservations	Johnnie Brown	PRESENT
Joe Bosze	Treasurer	Cabins (upper), Equipment Maintenance	Crawford West	PRESENT
John Harris		Fire Protection, Public Safety, Roads	Meadow Cyn / Pipeline	ABSENT
Mike McNichols		Agriculture, Cabin Renovations, Water	Lower Slide	PRESENT
Larry Clarkson		Equipment Operations, Recreation, Wildlife	Upper Slide	PRESENT

DSROA Board of Directors Meeting

Friday, January 15, 2021 – via Zoom Video Conference

An executive session was held prior to this meeting

1. Welcome/Prayer/Roll Call

1.1. The Board and Members were welcomed by Association President, Barry Clarkson. A prayer was offered in the Executive Session.

1.2. Roll call was conducted:

- The following Board Members were present in person: Barry Clarkson, Kathy Pierce, Larry Clarkson, Kurt Jacobsen, Joe Bosze, Mike McNichols.
- Others present by video conference: Vance Green (Lot 155/156), Clint Curtis (Lot 2), Carrie Lindeman (Lot 179), Jeff & Tina Collins (Lot 121), Donna & Mike Larsen (Lot 198), Jill Green (Lot 180), Ben Collinwood (Lot 227), Michael Jordison (Lot 67), Dirk Clayson (Lot 116), Bruce McQueen (Lot 101), two other individuals who did not identify themselves, Kurt Jacobsen (*Property Manager*) and Mariah Wheeler (*Office Administrator*).
- Board Member(s) not present: John Harris

2. Presentation and Approval of Minutes – Kathy Pierce, Board Secretary

2.1. The Board Meeting Minutes from the December 2020 meeting were prepared and presented to the Board by email prior to the meeting. After no changes were brought to discussion, Kathy Pierce motioned to accept the meeting minutes. Barry Clarkson seconded. They were accepted unanimously, by the Board Members present.

3. Treasurer Report – Joe Bosze, Board Treasurer

- 3.1. Joe Bosze reported the checking account balance at \$57,356; savings account \$61,150; 2nd savings account \$4,200. As of this meeting approximately \$37,000 in association dues had been received; about 25%. New purchases included mattresses for cabins 7 & 8 and a solar trailer would soon be purchased for the cabins.
- 3.2. Barry Clarkson noted that a proposal was received from the BLM regarding a possible trade of the association dues for the two lots owned by them vs the right of way fees (ROW). Dirk Clayson noted that the association fees total \$1,000 for both lots, however the fees for Title X that they would be willing to trade would be a little over \$2k in value. The ROW fees through the BLM have been under a waiver for DSR because of an appeal petitioned by DSR to the BLM that the roads were public roads, was accepted by the BLM. The BLM has been paying association dues annually to DSR for the past 20+ years. The Board will evaluate and make a proposal and a decision to the BLM regarding their proposal. Dirk Clayson offered to act as liaison.

4. Office Report – Mariah Wheeler, Office Administrator

- 4.1. Mariah Wheeler reviewed the year end statistical documents sent out in an email to the entire membership and Board for interest. There were no questions raised regarding these documents.
- 4.2. Joe Bosze inquired of Kurt Jacobsen regarding the purchase of the Land Rover and its usefulness. Kurt Jacobsen, Property Manager, responded that it is highly useful and allows for better cabin housekeeping procedures.

5. Property Management Report - Kurt Jacobsen, Property Manager

5.1. Several projects are currently underway:

- 5.1.1. Brush hogging has commenced on 30 acres on the other side of Skutumpah from the wellfield. The chemical has been acquired and a part is on its way. The well field is next with 103 acres. All chemical is on hand. Kurt Jacobsen will complete those projects. From there, Brad Hunt will be working with Roland Bean to work on the Broad Hollow area to brush hog. Brad Hunt has enough money to purchase chemical. (This project is part of the BLM contract with DHCC) Kurt Jacobsen will work on roadsides with the remaining chemical up to the forest gate.
- 5.1.2. Post and Rails will be ready for Cabin 7 once the pressure washer is repaired.
- 5.1.3. Cabin 6 has had a hole cut in the interior ceiling to observe how to proceed with renovations. Kurt Jacobsen sought advisement from Anson Clarkson on the reconstruction of the ceiling.
- 5.1.4. A 4" water line broke in the corrals and has been since repaired and T-chloride.
- 5.1.5. Barry Clarkson inquired if we have made any efforts to receive money regarding the livestock water troughs through Doug Hunt Cattle Company. Kurt Jacobsen noted that no money has been received from the BLM, by Doug Hunt

Cattle Company. Barry Clarkson inquired if we have done everything we (DSR) need to do to receive reimbursement from DHCC. Kurt Jacobsen noted DSR has done our part to fulfill the project requirements. Mariah Wheeler noted that no receipts have been submitted to DHCC with a request for reimbursement. Kurt Jacobsen noted that we have kept track of the receipts for expenditures. Barry Clarkson inquired who could follow up with DHCC to find out what DSR needs to submit to DHCC to receive a reimbursement. Kurt Jacobsen volunteered to follow up. Kurt Jacobsen also noted that initially the rodent protection device for the troughs failed the inspection, but that Brad Hunt has since repaired it and is now waiting for an inspector to approve the repair.

6. Review of Dave Turley Letter – Barry Clarkson

6.1. A letter was addressed to the Board by member, Dave Turley, whom also posted the letter on the DSR Members Only Facebook page. It was the intent of the Board to discuss the letter and help resolve some of the concerns noted within the letter, however, because Dave Turley was not present at the meeting, no further discussion was held.

7. Review of Certified Water Operator Proposal of Increase of contract pay

7.1. Barry Clarkson noted that in a previous discussion with the Board Members, all were of the general consensus that it would be fair for the contract to be paid at a higher rate, however, due to the absence of Jeffery Michelsen, Certified Water Operator, at the meeting, Mariah Wheeler was asked to write a letter to Mr. Michelsen inquiring of him to provide the Board Members a proposal regarding this matter. Mariah Wheeler agreed to do so.

8. Review of 2021 Special Project Budget Requests – During the meeting, this section was reviewed following section 9. There were several special projects requested:

- 8.1. Agriculture – Podunk Fence Project: Kurt Jacobsen/Kathy Pierce \$2,000
- 8.2. Cabin Renovations – Upper Cabins: Solar Trailer, Mattresses, Refrigerators, Flooring – Joe & Candy Bosze \$10,000
- 8.3. Cabin Renovations – Lower Cabins: Mattresses Cabin 7 & 8, Cabin 6 remodel – Kurt Jacobsen / Kathy Pierce \$16,000
- 8.4. RV Pad – 3 sites, private entrance, water access, septic and road development – Kurt Jacobsen \$20,000
- 8.5. Headquarters – Fences, Corrals, Petting Zoo area – Kurt Jacobsen \$3,200
- 8.6. Headquarters – Water Improvements: sprinklers, reroute water, drip system for orchard/garden – Kurt Jacobsen \$3,000
- 8.7. Headquarters – Ranch House Insulation – Kurt Jacobsen \$2,000
- 8.8. Recreation – Common Use picnic and camping site development (Lot 01, 74, 75 and 190) – Larry Clarkson \$2,000
- 8.9. Recreation – Fishing Pond Improvements: Cow proofing, landscaping pond areas – Larry Clarkson \$4,500
- 8.10. Recreation – Restroom at Fishing Ponds – Larry Clarkson \$2,500
- 8.11. Water Resources – 40K Tank Monitor completion – Barry Clarkson/Vance Green \$350
- 8.12. Water Resources – Half-Moon Solar Pump – Barry Clarkson \$5,000
- 8.13. Water Resources – Upper Cabin Water connection to Meadow Canyon Water System – Barry Clarkson \$25,000
- 8.14. TOTAL SPECIAL PROJECTS APPLICATIONS: \$93,550 – The Board agreed that all projects were necessary, however, due to the total cost of projects, decided to approve only item 8.3, 8.4, 8.9, 8.10, deciding on the other items to approve them as we go through the year. Best case scenario is that about half of these projects can be achieved. Each Board Member needs to have a fixed number, a sketch and complete list of costs prior to proceeding with these projects.

9. Review/Discussion/Finalize 2021 Budgets – Mariah Wheeler reviewed the proposed budget with those present at the meeting, through the screen share option. The Board had received the budget prior to the meeting to review. Questions were answered. Larry Clarkson motioned to accept the proposed budget. Kathy Pierce seconded. Of the Board Members present, the budget was unanimously accepted for 2021. The approved budget indicated an anticipated income for 2021 at \$191,775; an anticipated expense for 2021 at \$184,501. A copy of the approved budget is attached to these minutes.

10. Facebook Page Members Only List – Kathy Pierce

10.1. A discussion was held regarding those who are approved to be on the Facebook Members Only Page. Kathy Pierce noted that there has been some negative conversations which have been commented on by those who are no longer members of the ranch and she'd like to see it be a members' only page. Barry Clarkson agreed and added his support for allowing members of a trust to join the page as well, as a special circumstance. Barry Clarkson noted that the Facebook page is meant to be a place to exchange information such as weather and pictures. Barry Clarkson suggested that the Board consider how to handle the Facebook page and a vote will be taken at the next meeting. The Facebook page belongs to the association and is managed by Tammy Hunt, member.

11. Brief report of area of responsibility, by each Board Member

11.1. Barry Clarkson – looking forward to seeing new projects completed. The water projects are on hold until warmer weather. Barry Clarkson expressed his gratitude for the fixes in the upper cabin water system. Further, Barry Clarkson noted that in the next meeting, a discussion will be held regarding a proposal to provide a prescriptive easement through Lot 1 regarding the water right for the owners of Lot 2, grandfathering them in. Barry Clarkson requests that the lot owners of Lot 2 provide a proposal and a survey of where the water lines are. Barry Clarkson noted this action will also assist to clean up the title to Lot 1.

11.2. Kurt Jacobsen – Nothing further.

11.3. Kathy Pierce – Nothing further.

11.4. Joe Bosze – Nothing further.

11.5. Mike McNichols – Nothing Further

11.6. John Harris – Absent

11.7. Larry Clarkson – is currently moving a crusher to the ranch which may also become a potential revenue source for the ranch.

11.8. Other – Ben Collinwood added his request that as cabins are remodeled, could the carpet be removed. Barry Clarkson agreed that carpet should be removed and vinyl plank replace it. Michael Jordison requested the Board move the time of the meeting to accommodate those who work until 5pm to be able to attend the meeting.

12. **Adjournment.** The meeting was adjourned by Barry Clarkson. Next Meeting: by ZOOM, Friday, February 19 at 4:30pm for the executive session and 5:00pm for regular meeting.

DocuSigned by:

Kathy Pierce

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Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw