

DSROA Board of Directors Meeting- February 10, 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.

a. Opening prayer: Cade Hoff

b. Roll Call

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

Anthony Pagel	212
Bruce McQueen	101
Becca Hoff	83
Brian Castle	130
Cyndi Pool	64
Dan Wirt	28+
Don Ray	63
Elizabeth Krueger	201
Gary/Anne Clark	144
Gary/Peggy Edwards	57
Israel Whitbeck	274
Karen Frei	13
Kathy Pierce	23
Jeff/Tina Collins	121
Jill Green	180
Joan Smith	269
John Reid	18
Joe/Candy/Doug Bosze	107
Renee Van Arsdale	19
Mike McNichols	270
Sally Miller	87
Taniesha Spor	93
Vance Green	156

c. All right, I'm going to just move on and we'll go as we can. And so there was a procedural error message made last month we took a vote without notifying the members, we were going to take a vote. So we're either going to reconfirm or change the cabin fee vote after the presentation of the cabin committee's report. And then we're also going to discuss and the

board has already voted on about board and employees non disclosure agreements.

2. January meeting minutes- Scott Koller: I make the motion to approve the minutes as sent out, with the two correction/additions made. Cade Hoff seconded the motion. The vote was unanimous.
3. Treasurer Report- Michael Jordison: All right, these collections. Everybody should have their invoice by now. They've been rolling in p&I shows we're about 40% collected a little over for the year so far. If you haven't received your 2024 invoice, let Danielle, or let me know and we'll make sure you get it. You'll see on the p&I, there's a new line item called NRCS. This is an amount of \$7,243.00 This was money. That ties back to the grant for NRCS for the brush hogging project. This was headed up by the Hunt Cattle Company. This was completed at the end of the year by Norris Church, with help from Kurt, Scott, Larry, Brent, Kevin Ballard. If I've missed anybody, let me know. This \$7,243.00 was applied directly to the brush hogging line item expense, which brings down or brings the expense line item for brush hogging to \$9,243.00. Unfortunately, brush hogging costs exceeded that amount. So it was \$1,903.00 over budget. We also still have not recognized on the p&I yet. \$1,647.00 in chemicals that needed to be purchased, and another \$1,400.00 for labor for spraying. My recommendation to the board was that the dollars that were set aside, in the last budget cycle, that were taken out for the reservationist, these to cover these costs, that'll leave around \$2,500.00 left in that reserve budget. Brad Hunt had bought the Amine 2/4/D spray which was only 30% affective on killing the rabbit brush after being mowed. So it was determined to also buy the Torrdon spray to add to the 2/4/D, so that with the two different spays it raised the effectiveness of killing the Rabbit brush up to 90 to 95%. So that is the reason for getting the extra chemicals.

There was a question while I was out of town, and thanks, Vance, for getting it up on the website. The question was about the CDs opened last year. The money was taken out of the primary savings account. And this information is posted under board matters, financial information, summary or summary of certificates of deposit. Even go look at the rates and terms and whatever. The first quarter dividends on those accounts totaled 654 28 For the same time period that they've been left in the standard savings account. We would have earned \$31.23. The money is not at risk. It's a standard CD. There is a penalty if we take it out early but that money hasn't been touched in the seven years I've been here I moved there in order to try and gain some interest help, you know, expand and grow that reserve fund.

4. Property Mangers Report-Kurt Jacobon: Just an update for jacobsenmanagement llc plans for 2024.

Housekeeping and laundry will be hired out this year at the expense of jacobsenmanagement llc.

Cindi will continue as reservationist at the expense of Jacobsenmanagement llc

Regular maintenance on cabins and HQ will be paid at the expense of jacobsenmanagement llc

Kurts pet projects will continue to develop as time allows over previously prioritized projects and other personal projects. These include:

Gate entrance

Petting zoo/chicken coop

Replacing bad posts on HQ fences and corrals.

Rebuilding the hot water heater shed at the ranch house.

This is jacobsenmanagements last year at DSROA. It will conclude either December 31 or with a 30-day notice if we choose to terminate at an earlier date.

The recommendation of jacobsenmanagement is for the board to consider the needs for 2025. This year, 2024 is booked solid and cannot take on any more added projects or duties.

The gathering of materials for the playground is ongoing and is part of the overall HQ pet projects

5. a. Kathy Pierce- Cabin Committee: We've worked really hard as a committee to try to put something together and I hope that this is something that the board will consider and the members be able to also consider, we broke this up into five actions or sections that we were asked to talk about. in review was the RV pad rental fees and the rules. And we put in there that the RV pad fee is to be \$15 a night with a three night minimum, no reservation fee for the RV pad rentals. Rental does not include propane, just water and septic RV pad has to be rent to be rented year round as a trial basis for one year. And then the board can revisit at that time. Get approved committee will work with Barry to create a waiver to

cover winter rental, the liabilities, things that they can do and can't do and that kind of thing. The member RV usage does not impact or consumed the two weeks of the members cabin time. RV spot rental is limited to two weeks at a time which matches our BLM rules for camping. Sites two and three are available from member rental. If there is no work camper using them that we will review with the board to see if they'll open it up to other members. And this is all new. We don't know how many members are going to want to use the RV pads but we just want that option to open that if the work campers aren't using that we don't know what's going on with the work camper program. So we just wasn't really sure. Calling to volunteer to make signs indicate the pad numbers for each pad. So that was really nice of them. Our next option action was the renovation fee. And there was some different views on it. But we pretty much agreed most of us that we recommend that the it remains at the \$25. And glad to see that the reservation fee income is going to be tracked on its own line item. We recommend that 21.50 of the fee is allocated to cabin maintenance Firefly is for the reservations is \$3.50. And that's to be covered for the remainder of that fee. Dan had his opinion and we wanted to put that in there recommended reservation fees go up to \$50 and he wanted those fees to be allocated to the cabin operations. Then we've got the cabin fee

proposal got the large cabin shall be \$55 increase from 2023, 30. By \$25 A night. The large cabins which include cabin one which sleeps 15 People cabin 310 People garden cabin 20 people. So there's a significant number difference from the smaller camp cabins. And we just felt like this was a better route to go. The small cabins to be \$35 A night from 2023 fee of \$10 a night cabin to cabin for cabin 6,7,8,9, and 10. And that ranges from four to eight. Any week of the that contains a holiday would be a holiday rate. And our holiday rate for the large cabin was \$70 a night and the small cabin was \$50 a night. We know that we know there's been people that have had a hard time getting rental time because a lot of the same people are using holidays. I know myself I tried to get in for Thanksgiving several times and we never could get it. We feel like maybe that's a plus and so maybe just an increase on those fees. A nightly fee after the member uses or two weeks is going to be at we recommend that the same as a holiday rate 70 for the large cabinet night and 50 for the small cabinet night. The vote for January that took place for the large cabins was \$45. So you can kind of see the comparison was \$45. And after two weeks was 80. And non members was 160. And I think we kind of talked about not using the non members but that's what it was last year, the small cabins of \$40 and after two was 60. So I know that there were a little bit less than that, but because of raising some of the holiday fees and that I think that we penciled it and it was going to be real close to the numbers that we had in what the stuff that you had but this is a little bit more fair to the usage of the bigger cabins and the linen and the smaller cabins we're taking care of the large cabins. and they were covered with the large cabin. So we felt like that was fair action for us volunteer cabin

maintenance event. Michael McNichols is going to facilitate this and coordinate this event. If approved by the board. We want to establish a to volunteer event for the cabin repairs for the lower cabins, which would be March 22. through March 31, the cabins for them open up April 19. Then the upper cabins for April 27th to May 5, and they open up May 17. So we'll figure two weeks before they open up that we could get in there. Because we're going to need the water on so we can check everything and make sure there's some things that we're not real shore on and we need the water on to do that. We want to allow that the volunteers to use the cabins and for the lower cabins we were going to ask for the garden cabin during the lower cabin week to facilitate the repairs. And cabin one for the upper cabins for the repairs. We did this kind of program when we did the cabin seven and it worked very well. We built real good relationships with our members. And we worked really well together. And it was a neat program. And so we did potluck dinners, you know, everybody brings their own snacks and lunches. And then we have a breakdown, the letter went out which we weren't really want it to go out until we got approved by the board. But that did go out. And that's fine. So you probably read some of this information advertised on we're going to advertise on the website and provide signs and sign up list for tasks and days that members will be there so Michael will know how to coordinate everything. Board to approve the budget amount to cover supplies no compensation to the members for time. The volunteers are will focus on the completion of the safety and repair items listed on the inspections sheet that was provided by the Collins but exclude cabin nine and 10 for the siding, repairs, and cabin six for the water heater access issue. And then we're hoping to get the maintenance items started now by the ranch manager to get them completed and we'll go over those price action five of the repair priority one is the safety items, we feel like the safety items is number one priority. And there's 45 of them the cost of the ranch. And it ranges depending on the plan of action that we're going to do. So we put a range in this \$4,260 to \$5,260. Those items that are questionable, or is the garden cabin and how we're going to fix those,

Option two is stairs repair 500 and upper deck repair which would be about \$1,000 and option three is full replacement, which we just don't feel like is needed at this time. Cabin One the bowing wall is \$1,000 and that would be Larry has has voiced that he would volunteer \$1,000 of his time with the dirt work the Collins have volunteered \$500 to do the labor work and the supplies would be about \$1,000 and the Collins have volunteered they don't want to see cabin one shutdown and they have volunteered to do the initial purchase and invoice the ranch after the season. So it would prevent the shutdown of cabin one which I thought was really awesome. Um, cabin six of water heater access zero and we put that zero because Dan Wirt has offered and donated \$1,400 And to do that with the leftovers being used for cabin nine and 10. The remaining of those safety items is \$2,768. So trying to do a breakdown so

we can figure out the cost on everything priority two, there are 64 repair items \$2,665 to \$6,265. Again, there's a range here because it depends on what option we're using on cabin nine and 10 for the insulation wall. Option one is a Building are the building paper to cover for temporary fix would be \$100. Option two is just a siding. And we didn't have the pictures on that because we weren't looking at doing that because we were told at first that that was going to be volunteer work with Dan and Kevin. So option three is siding in foamboard, and Dan's numbers was \$3,600. And then repair, the remaining pair items was \$2,665. Priority three is \$40. And maintenance items was only 730. And this is the items the priority items that we're asking get started at this time should be worked on while the cabins are down at the downtime parts, like smoke detectors, pressure valve relief, toilet paper holder and towel bar may be still in stock at Deer springs ranch that that number could even come down.

Okay, we will go down to how are we going to pay for it? That's been a question that I keep getting this. How are you going to pay for it? Well, this is an asset to the members. We're trying to make the cabins paid for themselves. And we've got to start out at ground level. So that's why we want to address these all these items and not just put little, you know, fixes, we want to get them so they're up and running and then be able to be maintained from there. And that we will be able to keep track of, of the repairs and, and on the budget and everything else like that. So we have a ground level on everything. But the cost to the ranch is 8000 for everything 8655 two unknown, depending on how, you know, extreme on those options that we're going to go. Current budget maintenance budget is \$12,000 right now. So we'd be using 8655, which remains as 3345 for cabin nine and 10. Wall and other items it's needed. I've been looking at different ways because we have been told we want cabins to pay for themselves. So we've been looking at the budget, it's been a little bit difficult in some areas, because it has not been there hasn't been the numbers placed.

Also other ways is for members to be able to volunteer, and those who aren't able to volunteer, be asked to donate \$75 a lot to be used only for cabin maintenance and repairs. Now I've had some feedback from some members, not everybody, but they didn't have a problem with that. And they would be willing to pay the \$75, even \$100 to help with this. And so we are we are asking for help from the members. The members can donate items to help with repairs, if they don't want to do this money. If they want to go buy smoke detectors, fire extinguishers, we add on one of our items that said a bedframe we've got a couch that's rat infested, we've got curtains that we've got a window that has tinfoil on it to maybe due the curtain, but there's several items like that. And we will release that information once we get an approval from the board to continue forward. That way people can look at the list and say, Okay, I'm gonna go ahead and do this, or I may help and I've got an extra curtain or whatever, and see if we can get some help that way. So that was that's pretty much the presentation.

b. Mike McNichols wanted to go over the volunteer program. I just had a couple of comments I wanted to make. And first I want everybody to remember we started talking about this months ago. And you know, at the time, the start of the season was, you know, four or five months away. And now the first date that I had proposed in there is only a month and a little, little more than a month and a half away. So time is time is ticking by. And the other comment I want to make here real quick is I apologize to the other members of the cabin committee a couple of things I'm gonna say they've not heard before. We didn't have a chance to talk about them in our last committee

meetings. So they're going to be here and couple things for the very first time today just like everybody else. But the proposal that I put together was really just designed to answer the question. You know, we have a lot of things that need to be addressed a lot of things that need to be fixed, how can we get this done as quickly and as efficiently as possible. And I was fortunate to be part of that cabin seven remodel. Back in 2019, we got a lot of work done, it was, in addition to getting a lot of work done at a very low cost for the ranch, we also had a lot of fun, got to meet people, you know, have dinners together, stuff like that. So, you know, my thought was, you know, how can we replicate that, and, you know, take advantage of all of the people who, who would be willing to volunteer and help out. So that's how I came up with my proposal or recommendation. Also, there were six people that did the walkthrough of all 10 cabins on December 18, those six people were Larry Clarkson, Kevin Poole, Jeff and Tina Collins, Dan Wirt and me. So those six people are the ones responsible for putting together that list. That's part of the presentation, very detailed, very specific in some respects, but at the same time, those it's not, I wouldn't consider it to be a comprehensive list, I'm sure we're going to find other things that need to be done in addition to the items on that list. And also, the dollar amounts can't be dialed in exactly in advance. Let me give you a couple of examples. So four or five years ago, Joe and Candy Bosze used their own money to buy brand new smoke and carbon monoxide detectors for all 10 cabins. They bought them from Costco, they have a 10 year battery. So we had brand new smoke and carbon monoxide detectors purchased four or five years ago, that were good for 10 years. But when we went and did the walkthrough, the cabins, several cabins had the missing. So the question is, where did they go? Why would they be missing. And you know, hopefully, we'll be able to find them or you know, whatever. But if not, then obviously, we have to pay money to replace them. But we don't know that today. That's something that still has to be figured out. And the same thing applies to the water leaks that were listed in that in the inspection reports. There are lots and lots of observed potential water leaks, but they may just be residue from leaks that were fixed in the past, you might be able to fix a leak just by tightening a connection or replacing an old washer, or it might require the replacement of all of the pipes. So you know, it's really impossible to

know every detail of every item until we actually get in there and start doing it. And then I also mentioned as part of the proposal that I have the ability if we do decide to buy a significant amount of items. From St. George, I have an account with I have a commercial account with Lowe's and St George, where I can get a 20 to 30% discount on many items that we might need to purchase to, to provide repairs. And again, we won't know the exact dollar amount until after the items are purchased on all the discounts are applied, etc. So, you know, there, there's a lot of information that we already have figured out and have down, you know, in writing. But there's also a lot of uncertainty and a lot of ambiguity in terms of a lot of the details. And it's my personal opinion that we're not going to know every detail, we're not going to know every dollar amount in advance. My thought all along was that, you know, if the board authorizes us to spend \$3,000, we spend \$3,000, and we're done. If it's \$5,000, and we spend \$5,000, when it's done etcetera. But, you know, I certainly understand that the Board may not want to approve anything until they have an exact list and exact dollars. And if that's the case, then that's perfectly fine. You know, I certainly respect that. And then couple of alternatives one alternative to what I had originally proposed would be to push the work weeks back and only open up the cabinet is one week before the season instead of three weeks before the season which is what I had originally proposed. Another option or alternative would be to instead of trying to get everything done all at one time to just tackle one cabinet at a time or maybe two cabinets at a time and do it throughout the You're hopefully at a time when the cabins aren't rented, anyway to avoid the loss of rental income. So those are just a few thoughts to try.

c. Dan Wirt-I'd like to say that the documents presented today are the first time that the membership or the board has had the opportunity to see them they're substantially different from the documents submitted on the agenda. And I think this is even more reason to delay a board decision today on this cap and committee plan. So I'm going to go off of the the documents that everyone has had the opportunity to see. And in my opinion, the plan presented to the board is seriously flawed, not just based on the documents that everybody has been a that were on the agenda and everybody's been able to see but even the documents presented today it's spend a lot of money but I think it gets the priorities substantially wrong. And it does not really address the big items in terms of of design of repairs and costing of the materials for those repairs. So I think that that it it is starving in the most important big safety and weather degradation issues. And that's namely the stairs and deck on on the garden cabin and the wall and cabin one and the long walls and also in cabins nine and 10

the the the what I call the Collins document in the agenda does not even include those big items in in their budget of about \$6,000 And I can't help but think that it's a put lipstick on the pig approach for the proposed repairs to those those big issues on the

garden cabin and on the wall in cabin number one. It doesn't it doesn't deselect the real design issues. And that is a mistake. Intel today Intel the document presented today by Kathy Pierce. There was never any mention of fire extinguishers. Now I weeks ago brought that up in the cabin committee meetings before I was excluded from those meetings. And the response was really insufficient and inadequate. When I add from the column document when I add up the smaller but very important safety items in multiple cabins and add fire extinguishers and add smoke detectors, I get about \$2,300. And that that would assume all volunteer labor. Yet, in the documents in the agenda, the cabin committee would advocate spending six to \$10,000 depending on

which document you look at. But very importantly, the cabinet committee does not seem to have an understanding of the budget cycle. And that's very surprising because two people in the cabin committee are former board members. So until recently, the the cabin maintenance budget was \$7,000. In the last board meeting, the Board very reluctantly agreed to make an advance from the expected cabin rate increase revenue in advance of \$5,000. So that brought it up to \$12,000. And then then there are donations which amount to about \$3,400 including Larry Clarkson's very generous offer of \$1,000 of dirt work on cabin number one you know, after donations, the long walls on nine and 10 can be fixed for about \$1,600 and there are still other people apparently, that I've spoken with who are willing to donate to that

the design of the fixes for the garden cabin in the cabin one should be more than just hand waving. It should be it should be some expert opinion from and I would suggest Larry Clarkson, the engineer in our group Bart Batista former and Kevin Poole they should be they should be designing and approving any of these major big fixes for example cabin one and the stairs and deck on on the garden cabin. So the spending beyond the budget which is now \$12,000 Plus donations if if we can't we need to prioritize really prioritize really take care of of cabin, the garden cabin and cabin one. And then then the multiple smaller safety items and whether degradation problems in the other cabins and beyond that other spending should be in the next budget cycle. And that's all I have.

d. Michael McNichols-Hey, Brent, this is Mike. I'd like to make a couple of comments. Go ahead. First, you know Dan feels like the fixing the exterior walls on cabins nine and 10 are a critical item but those walls have been like that for 30 or 40 years. So While I agree with him that it needs to be done, I don't agree that that particular line item necessarily needs to be at the top of the list. Secondly, Dan just insulted me by saying I don't understand budgeting or budget cycles. And I was a vice president of operations for two very large corporations. I owned my own businesses for over 10 years, I was personally responsible for creating, approving and executing multimillion dollar annual budgets for more than 30 years. And for him to insult me like that in a public forum is unacceptable. And that's why lots of people on the cabin

committee didn't want him to continue his negative comments. And in fact, one of the reasons why I offered to let the ranch use my commercial account at Lowe's and St. George, is because it allows us to purchase items for the ranch, have them delivered and installed and not have to pay that invoice for at least two or three months after those items are installed. So I expect an apology from Mr. Dan Wirt.

e. Ok, After a lot more discussions, and accusations back and forth about whats needed for the cabins, Brent brought the discussion to a close by saying all we were going to do today was to correct the vote that the board took on the fees we charge for cabin rentals. After a little more discussion on what the fees should be. Larry Clarkson made a motion to except the recommendation that the cabin committee suggested. So the motion in lieu of last month's straight rate of \$15 dollar per cabin a night increase that we adopted would be. The new motion based on action one and three from the cabin committee, large cabins increased by \$25 dollars, small cabins increased by \$10 dollars. Holiday rates increased to \$70 dollars a night for large cabins and \$50 dollars a night for the small cabins. And a nightly rate after your two weeks use also increased to basically the holiday rate. Michael Jordison seconded Larry's motion, with the extension that it goes into effect on at noon today. the voting was all yea, except Kevin Pool he abstained. The motion was approved.

f. A discussion on if Micheal McNichols could still work on getting the volunteers set up for the repairs to the cabins, even though he would be laid up to a point after his surgery, Micheal said he still wanted to be involved, and that he would work with Kevin Pool who is over infrastructure.

6. Bylaw Committee Report-Cade Hoff: Cade led a discussion on the sections that the bylaw committee went over and proposed changes too. A spread sheet will be provided to see the sections and the changes that the Board voted on to have changed/revised. A copy of the bylaws and the changes and justifications, and additional comments (Waiver), and future areas to investigate, will be part of these Board Minutes.

The Sections that were voted on are. Sections 1.01.01 & 1.01.02 & 1.01.03 & 1.01.04 & 1.01.05 & 1.01.06 & 1.05.03 & 1.06 & 1.09 & 1.177.01 & 1.17.03 & 1.17.06

Cade Hoff made the Motion to approve the changes to these Sections as outlined by the Bylaw Committee, Larry Clarkson seconded the motion, the vote from the rest of the Board was unanimous yea.

Cade on the Roads- So a couple things that just want to report on. These are all projects that we're trying to get worked on this year, the big one that people need, the board needs to be wherever the members probably as well. Our title five leases for the

BLM roads, has expired as in 2022, the notification was not sent to us because they had nobody working in that department at the time. So they're taking blame for not having that done. We've got a form that we need to fill out in order to renew that the actual fees for that are covered under an agreement that we have with them, they have two lots that were deeded over to them that they're technically not allowed to pay any additional cost to maintain, etc. So it's in their best interest not to have to pay our association fees. And in exchange, they're agreeing to cover these leases, I mean, working with them, they're going to provide us a map of all of the roads that are covered under our current two cases is how they're kind of identified. So we will be getting a map of that. And for you, Bart, they're also going to include all the GPS coordinates, so we should be able to upload it to that map that you're working on and putting together that way. So kind of some good accomplishments out of that, the board does need to decide who is going to be the agent to report are listed in our renewal, it's the person that they would contact for the billing and stuff that way, or the renewal notices going forward. They recommended possibly not a board member, they accept whoever we designate as the agent. So I don't know if we put them yell as the secretary cuz she's more likely to outlive us. Or the just the secretary address, I don't know we need a name and an address for that that designated agent. So I made a decision for the board on that. That then, the other thing, I am working to put together some volunteer efforts to document the culverts, I actually have a couple of Boy Scouts that need to do an Eagle project, we might have them bring out the scouts and organize a day to go and document and invite members, they need to show organization and coordinating an event like that. So I'd open it up to members and the scouts whatever to help go document or culverts. You know what they're made out of how big they are, what their current state is, some of them take pictures. So we're going to try and work through that. And that's Larry and I are still working on the gravel pits, stuffs hopefully to give you some options to get gravel and then some of the other major projects but any questions on that and or does the board have any feedback on who our designated agent should be? For the Title V renewal?

Bart Battista -Scott Koller- Agriculture. We haven't had a chance to evaluate and put a plan in place yet for 2024. We will try and get that done in the next couple of Months. Larry added that when he was helping with the coordination of the mowing of the Rabbit Brush, he spent some time clearing a bunch of willows up by the ponds, and he has also started to fix areas of some old irrigation structures/ditches etc... so we can start irrigating some pastures that use to be irrigated, so we can prove up on some of our water.

Keven Pool – Infrastructure- Okay, not a lot to report right now. I would say about 99%. Everything shut down with the weather. The electrical problems at cabin I guess it was a cabin eight and going to headquarters are on hold due to

the weather the digging of cabin one wall on hold due to the weather. Really not much to report about on that. There was a question raised, that was answered at the executive board meeting as to the reservation is position that Cindy Olson is handling some of those reservations, that is being paid for and handled through the property management company that Kurt has. It's his responsibility to oversee that. Beyond that, I don't really have anything else to report. But I do have one issue that I want to clarify. In the spirit of transparency, which was called for by Kathy Pierce on a public post on the Facebook thing. It was insinuated or accused that the property manager is running a contractor company using ranch equipment. And that I was the major beneficiary of that work. And I would like to categorically deny and clarify the fact that Larry Clarkson has done all of the contractor work on my property, he cut my driveway, he cut my house pad. He dug my footings for my house, he installed my septic system. He cut the transfer my propane line from my propane tank to my house. There's absolutely zero cost track doing work done by Kurt Jacobson and LLC or any company or corporation or any entity that he owns has been done to my property and that that accusation is 100% False.

Bart Battista- Water- All right, um, updates on the 40,000 tank water line project. We had a water committee meeting with the affected members, we believe that they're kind of they're satisfied with the way forward. And as time allows, Kurt Jacobson will be updating those connections. The good thing to know is the regulators responded that we can actually, you know, put the tanks in the ground, so we don't have to worry about there, those tanks freezing. So that that works and kind of satisfied one of our main concerns in the plans that were submitted. For water rights. No, no real updates on that. Again, the biggest issue for water rights are the biggest way for us to roof up on our water rights is through irrigation and irrigation works. So that's the plan that Scott Larry and I will formulate. For water rights reporting, or water usage reporting, I have a report, dude by the 31st, to the Division of Water Rights for our water usage in the upper and the lower cabin systems. Unfortunately, while collecting these water rights, we've come to light that the water meter on the lower cabin is broken, and has been broken since last July. So we don't really have a accurate measure of water that was used in the lower cabin system since July. So we're gonna have to do when I meet up with Brandon Miller, I think it's Miller. For the water rights reporting, I'm going to have to make some we're gonna do some estimations based on the first six months of you should usage and extrapolate that out. And currently, between current and Brent, we're looking at, you know, a replacement water meter, or the well. Additionally, we will be sending a letter to all that, you know, we have been doing some water rights investigations. And it's come to concern our concern that there may be the water system in Johnny brown may have some issues with it, we understand that Kathy is leading the charge on making sure that system gets into compliance. And we are much appreciative of that. We will be sending a letter to Johnny brown water users just kind

of alerting them to our understanding of what the current situation is, and asking them to get that into compliance. And it's going to be on them as it is a private water system. One last thing. I did create a map on ESRI. So it's a ArcGIS map of deer springs ranch with what I think are important shape files that may be of interest to ranch members. It's a opensource, so not open source, but it's a free

map. So if you go on to the ESRI website and look for a deer Springs Ranch map, it will, it'll come up and you can download it or you can access it on your computer. If you have field maps on your phone, you can actually download it, keep it on your phone, and it'll show your position where you're at. As you're driving around on the on that app. I highly recommend it that is the map that we will be using to put the culvert data on and then if there's any other GIS data that you would like on that map, please let me know. And I can add it I am the author of that map. You will see another deer Springs Ranch map online when you search for it. That deer Springs Ranch map was the one that Jeff Michelson had done. Unfortunately, many of the links that were in there have been expired or are no longer updated. So whichever one you want to use is perfectly acceptable. I think you'll find that I have more there's more information on the one that I provided and I will be updating it with information as needed and especially kind of the Title Five. Matt writes that are the Title Five roads when I get the shapefiles from Cade and we're looking at doing all the culverts as well so it should be a value to us for understanding where systems are on the ranch.

Adjournment: Cade Hoff made the motion to adjourn, Brent Fullmer seconded it, the vote was unanimous. Time was 2:35pm

Next Board meeting will be March 9, 2024 at 10:00 am

Scott Koller
Scott Koller (Apr 19, 2024 14:10 MDT)

04/19/2024

Submitted by Scott Koller, Secretary, April 13, 2024

Cc: Danielle Clarkson, all board members.


2-10-2024 DSROA Meeting Minutes


Final Audit Report


2024-04-19


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