

DSROA Board of directors Meeting—Sat. February 11, 2023
Meeting was held via Zoom conference call.

Meeting Minutes

1. Welcome- Cindi Olson, Board President. Meeting was called to order just after 10:00 am.
 - a. Roll Call: Board members present, Cindi Olson, Kurt Jacobsen, Larry Clarkson, Michael Jordison, Bart Battista, John Harris, Scott Koller. All Board members Present.

Other attendees:


Brent Fulmer 94
Brian Castle 130
Bruce McQueen 101
Cade Hoff 83
Gary/Ann Clark 144
Israel Whitbeck 274
Jeff Michelsen 113
Jeff/Tina Collins 121
Jill Green 180
Joan Smith 269
Joe McElroy 122
John Reid 18
Ken Schulz 192
Kevin/Cindy Poole 64
Sally Miller 87
Danielle Clarkson DSROA Bookkeeper

- b. Larry Clarkson led in Prayer
2. Presentation and approval of November, and January meeting minutes. Scott Koller made motion to approve, Larry Clarkson seconded it. Voting was unanimous.
3. Treasurer Report—Michael Jordison. I took the last three years budgets, did some analysis, did some averaging and came up with what I thought was a budget. And then as a board, we got together and went through each line item. So far, for February, we are about 50% of the annual assessments received. Everything looks like it's right on track.
4. Kurt Jacobsen—Property manager.
 - a. First, I would like to give an update on the cabins. Keven and Cindy Poole cabin #9. The cabin is about halfway drywalled. The William's have had to go out of town a couple of times, so they have three quarters of the drywall done. The wirings done. Plumbing is done. I ordered and got the shower drains in yesterday, pan liners should be in today. And I will be building the shower floors instead of buying pre made ones. This is going to be less expensive, and more durable and easier to clean. To Kevin #10 All the doors are installed, the drywall is done, the taping is done, and he is getting ready to texture then prime.

- b. The backhoe, Brent came down and we fixed the seals on the backhoe. I took the back right tire that I have taken off two or three times now to get fixed. We put a tube in it and got that back on.
 - c. The road grader is done, (fixed) It was expected to come in around \$6.600 to fix, but it ended up costing around \$8.100, and that was largely because it is old and they don't make the clutch plates for it anymore, so it had to be sent off to be rebuilt. We replaced the hydraulic lines, and replaced all of the filters. The hydraulic pump needed to be rebuilt. It is in good running condition now.
 - d. Come Spring when the weather permits Kurt and Brent will work on the electrical j Box, securing it and waterproofing it and getting the power run to the cabins.
 - e. Cindi asked Kurt if he thought that cabins 9 & 10 would be completed and ready by May 15th to be opened up to use. Kurt said he is very confident that they would be ready.
 - f. The Gas and Diesel tanks are up and running and are operational for filling.
5. The Roads:
- a. Brian Castle talked about improving Broad Hollow road, and their plan to trim bushes and trees, widen the road in spots, and fix the water run off problems where it can be done etc. Brian Castle, jeff/Tina Collins, and Brent Fulmer, have already put in a lot of work, and would like some help from the Ranch for use of the Ranch equipment, gravel, etc.
 - b. It was also discussed how a lot of the roads on the Ranch needs a lot of work, and it was brought up that we need to get a road plan drawn up to identify the problem areas that need the most attention so we can determine a plan of action. John Harris, Larry Clarkson, and others commented because of all the snow and moisture, that we will have to wait for the spring thaw to fully understand the extent of all the problem areas. And that there would be a lot of problem areas because of the hard winter.
 - c. It was brought up how appreciative the Board is for those who have contributed their time and equipment and money's to help fix the roads in their respective areas. And to Larry Clarkson for all the work he does with his equipment to help on the Ranch roads.
 - d. We talked about getting Dale Clarkson, and other owners of Juniper Hill subdivision to maybe help with the roads where Deer Springs Ranch and Juniper Hills roads intersect and see if they would be willing to help with the road maintenance in that area
 - e. We will try and have a preliminary road plan ready for next meeting.
6. Water: Bart Battista, We have three items for water.
- a. First one is our water operator. We have updated the agreement for the water operator and we will sending that to him for us to get a signature. Essentially, there will be an increase in monthly compensation to the water operator for the work that they are doing. It's a pretty considerable work. So it is definitely needed. It is going to be \$400 a month. The \$400 a month for the water operator services is to include water sampling, preparation of reports. The preparation of public notices to the residents or to the members. And there is a variety of other issues in there as well, cross connection work and such. So that is moving forward.
 - b. Number Two item is the water rights analysis. So we have received a proposal that has been approved and signed from Logan Riley consulting. And they're going to be doing a water rights analysis of all of our water rights and providing recommendations to us on ways to decrease our risk of forfeiture of our water rights.

- c. The Third item if for the contract with Sunrise engineering to provide an engineering solution to remedy or describe the significant deficiency from our inspection. And the multiple different ways we can fix the low pressure problems that the lot owners on the west side of the airstrip are experiencing. It has to be fixed by August, or at least have a plan presented to the Division of drinking water of how we are going to fix it.
7. Anything more from Board members:
- a. Kurt Jacobsen-Nothing more.
 - b. Michael Jordison- Will get with Danielle to send out the funds for the work on the roads out at Podunk (johnny Brown) Nothing more.
 - c. Bart Battista- Nothing more.
 - d. Larry Clarkson-Nothing more.
 - e. John Harris- Nothing more.
 - f. Scott Koller-Nothing more.
 - g. Cindi Olson- The Next Board Meeting will be March 11, 2023 starting at 10:00 am

Cindy Olson made the motion to adjourn, Scott Koller Seconded it. All voted adjourn...
Meeting ended at 11:45 am

DocuSigned by:
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Submitted by Scott Koller, Secretary, March 11, 2023
Cc: Danielle Clarkson, all board members.