

DSROA Board Meeting Minutes for March 9, 2024

Meeting via Zoom

1. Welcome: Brent Fullmer Board President. Meeting got started at 10:06 am

Opening Prayer: Larry Clarkson.

Roll Call:

Brent Fullmer 117

Scott Koller 15

Michael Jordison 67

Larry Clarkson 76

Kevin Pool 64

Bart Battista 94

Cade Hoff 83

Bob Becker 4

Anthony Pagel 212

Alexander Sharnetzki 282

Ben Collinwood 223

Becca Hoff 83

Brian Castle 130

Bruce McQueen 101

Chris/Jerome 51

Cyndi Pool 64

Clint Gray 211

Dan Wirt 28+

Gary/Anne Clark 144

Jeff/Tina Collins 121

Jerry Glover 12

Jill Green 180

Joan Smith 269

Joe/Candy /Dour Bosze	107
John Reid	18
Randi/Karen Frei	13
Kathy Pierce	23
Kurt Jacobsen	90
Mark Smith	245
Mike McNichols	270
Taniesha Spor	93

2. Meeting Minutes for DSROA February 12, 2024.

All of the Board didn't receive them to go over them so we postponed the voting until they had a chance to read and go over them. We will vote on them in the next meeting along with the March 9th Board meeting Minutes.

3. Treasure Report: Michael Jordison.

All right. So you know, we are doing pretty good on collection of dues, we're probably above 90%. Now, since these are run, a few days ago we do have a single lot that has moved from being warned about being past due to potentially going into foreclosure. Unfortunately, it's three years past due. And that's just kind of the process. Some things that might bring up some questions that I noticed, it shows that the grazing contract has already been paid. That's kind of true and kind of not true. They did not pay last year's until the budget cycle had flipped over to this year. So that's actually last year's grazing contract that was paid we should see that you know, be 200% by the end of the year hopefully if they pay before the year ticks over again. So that's truly last year's dollars that came in let me see what else was on them I think those were all the major things, we talked about the brush hogging last time so.

4. Property Managers Report: Jacobsen Management, LLC

Larry came out yesterday and did a lot of work at the entrance to help me out in getting the entrance ready to put the gate up. I sent the pressure washer off to get fixed, it should be back by midweek, so we can clean up the posts to get them in. We got the waterline fixed. At the sump vault, but we are still losing water somewhere. The last storm that we had some of the corrals down, I'm in the process of getting the posts to replace all the rotted out posts. The question was raised if the repairs of the corrals was still in the Cattle companies contract. Kurt said that the Keven and Clancy Ballard was willing to help with the repairs.

5. New Business/Old Business

a. Cabin Committee Report: Kathy Pierce/Mike McNichols.

Barry Clarkson will be setting up an account and handling said account so members can donate into the fund for the things that are needed to fix up the cabins. He said he would do this at no extra cost to DSROA since he is already working with DSROA as their Attorney. The question was brought up if the cabin committee could get funds from the Treasurer that has been allocated for fixing the cabins. Michael Jordison didn't want to put said funds into that account without proper approval as to where the funds would be used for, and that any funds that were released would have to have receipts. It was brought up that the cabin committee should work with Kevin

who's over the cabins to work together to see where said funds are needed. And then ask and then get approval for said funds. The account that Barry is setting up is so members can donate to the fixing up of the cabins, and Barry will keep track of who donated and how much, and the dispersing of said funds. Mike McNichols then thanked everyone on the cabin committee, and all the others that has helped in figuring out what is needed to fix any problems that each cabin has, and to make them safe for those renting them. Then Mike McNichols went over a spreadsheet that he had made stating all the repairs that each cabin was in need of, and prioritized the most important things to be done in green, and the less important things in yellow. The weekend of April 12th through Thursday April 18th was set for the cabin committee and Deer Springs Ranch member to get together and volunteer to work on fixing up the lower cabins.

- b. Bylaw Committee: Cade Hoff. Okay, I'll make that pretty quick. So the bylaw committee. I've been extremely busy this month and haven't had a chance to get the committee meeting again. But we have sent out an invite or a request to see when people are available. So I will be based off of that. Availability. I'll be setting up a new meeting, either next week or the following week for the committee to re engage on the rest of the items that we're going to start covering. So. Other than that, no updates from the committee standpoint.
- c. Roads: Cade Hoff. Roads updates. Thanks to Jeff and Tina. They made us aware of some culverts that were available and they are used culverts, but they're very large culverts. Were able to get those delivered over to some property that Larry has. We still need to get them up to the ranch. But we do have those now available to start replacing some. Larry, You've been doing some work. I don't know if you want to report on that real quick and then the rest of the projects are still kind of remained the same, trying to get a date to document the culverts and finish our road documentation, etc.

Larry Clarkson: I have done some road tune up. I've been working on a couple of private lots on Quarter Horse lane. And so in conjunction with that, I did the kind of the ranch tune up of the road, which is where Linden baseline lives it's access past Bob headman and property that was John Martinez lot is now in our family. Linda Alderman fiscal, and a couple other one other lot and then Tim and Tim, and Johnson. I have actually along with the ranch culverts that Kade purchased, I purchased some of those, the ranch bought 18 And I bought 18 and eight of mine have already been installed. So they're big and massive and heavy and fun to deal with. But as far as the ranch roadwork, I have bladed and graded and tuned up, Quarter Horse lane, reinstalled one culvert and I'm installing a another new culvert in quarter horse lane. I've helped Kurt a little grating the entrance in and out of headquarters. And like he mentioned, spent most of the day yesterday reshaping the road and hill just outside the entrance to the headquarters in the cattle guard area. years ago, Alan steed And I pushed up a lot of dirt because the road and the fence on the west side as you enter

headquarters, the right hand side, that fence had all fallen into the erosion. And its balance didn't I repaired it then and it's kind of in need of being done again. So I was taking some material north of the cattle guard and the barn area and putting it over the fence to keep our roadway from falling off into oblivion. I've looked a little bit at broad hollow, Jeff Collins kind of ironed out some of the ugly ruts that were in it and it's not in horrible shape, but still needs material on it. And so we'll have to move forward with kind of a plan there. Other than that, I don't have anything else to add for you, Cade.

Thanks. Appreciate that. And I guess one last update I have is we did get our leases from the BLM. I've got those kind of documented, they weren't as detailed as I thought they were gonna be outline the roads, but they do cover all of our roads. So we'll be getting that signed to the updated hopefully this week, I gotta get a DocuSign for Brent to sign that and then get that back to BLM and we should be squared away with that. So I'll forward that map over to Larry and Bart. And I think that's pretty much it for road.

d. Agriculture: Scott/Bart: Thistle/Erosion/irrigation/fencing.

We haven't been able to sit down and come up with a plan yet. The Thistle problem, I know that Johnny Brown/Podunk has a problem with Thistle, I am not sure about the rest of the Ranch. The county has been good to come out and help us with the thistle in the past. I will get with the county agent to see if they can help us with the thistle, and come up with a plan.

Erosion/irrigation: Larry has done some work up above the ponds, fixing some dikes and clearing brush, also by the gravel pit/slash pile. He has also done some work over by half moon well, filling in and repairing some old ditches that use to be used for irrigation. We still need to sit down and come up with a plan to help fix the erosion problems behind headquarters, and working on getting our irrigation system operational.

Larry, I have something else to add on relating to AG. So, this is I just wanted to make sure members are aware that the BLM is planning to do a fuels removal project in the areas between broad hollow and slide so if you look at parcels every basically the BLM land that is south of parcel 116. And basically going down through the BLM land through there to the south and then to the west. Around to the south of the slide area. Essentially there's going to be a fuels reduction project. So similar to kind of the fuels work that was done in by Norris church earlier in the year, so that that project is open for public comment. So if you do want to make public comment you can use to do that on the BLM website. That's the really only

recourse you may have. The project is called the Table Mountain mule deer CX or categorical exclusion. So if you can go on there, you're allowed to make a public comment on that.

- e. Infrastructure; Kevin Pool: Just very briefly, I think Brent brought up this morning at the executive board meeting the dig for the electrical system I think you and he are going to be doing that this afternoon. That I think that's about it. You know other thing that I think we've already thoroughly discussed cabins of course, Kurt's working on the the infrastructure repairs to the corrals and all that at headquarters and he and I discussed getting together and trying to go cut some Juniper posts for that fencing but other than that, I don't really have anything thanks. Okay.
- f. Water: Bart Battista:

The 40,000 gallon water line project. Kurt has placed the order with Sholtzens. They are gathering the materials. Once the county road has been graded, they will delivery the material up by the airport.

Last months water sample came back, and we passed. So that great.

We are working on coming up with the amount of gallons of drinking water that was used for the upper and lower cabins, and Ranch house and J station. There are no meters on those systems so we are working with Brandon Mellor to come up with an alternate solution to kind of estimate usage for last year. Brent went up to measure the flow of the upper spring so we can calculate the flow rate and usage there.

The Curtis's lot #2 and the Everett's lot #3 have filed applications to appropriate water from the Oak Spring, the spring source which primarily supplies Johnny brown. The association protested those application.

The Johnny Brown lots that are attached to the spring at this time is working with Barry Clarkson to establish an LLC. for those who are attached to that water system at this time. It is being discussed on the best way for DSROA to transfer the water rights of Oak springs over to the lot owners of the Johnny Brown area. Some of the discussions have been that all of the Johnny Brown lots would receive .25 acer feet of water to be attached to each lot. And that the lot owners that are not currently attached to the existing water system would be able to buy into the existing system to be able to access their water share that's attached to their lot. The process to transfer the Oak Spring water rights over so it meets state and our own guidelines of our bylaws to segregate water, is ongoing at this time. After a lengthy discussion in the Board meeting, it was decided to continue this discussion with Bart, Larry, And whoever

else on the Board wanted to continue, and the lot owners of Johnny Brown, so as to not continue this in the regular Board Meeting.

6. Brief Report From each area of Responsibility:

Nothing further from any of the board members..

7. Open forum: Nothing further.

8. Larry Clarkson made the motion to Adjourn. Kevin Pool 2nd it. The vote was unanimous.

9. The next Board Meeting -April 13, 2024 10:00am

In person Deer Springs Ranch Headquarters/via Zoom.

Signature: Scott Koller
Scott Koller (Apr 19, 2024 14:09 MDT)

Email: scttkllr@gmail.com


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Final Audit Report


2024-04-19


Created:	2024-04-18
By:	Deer Springs Ranch Owners Assoc (dsroa@deerspringsranch.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAN4i2sixRtJUznoRBdmo43B564_TEsOll


"DSROA Board Meeting March 9 2024 Minutes" History

 Document created by Deer Springs Ranch Owners Assoc (dsroa@deerspringsranch.org)
2024-04-18 - 2:27:16 AM GMT- IP address: 208.92.185.152

 Document emailed to Scott Koller (scttkllr@gmail.com) for signature
2024-04-18 - 2:27:19 AM GMT

 Email viewed by Scott Koller (scttkllr@gmail.com)
2024-04-19 - 8:08:46 PM GMT- IP address: 74.211.92.44

 Document e-signed by Scott Koller (scttkllr@gmail.com)
Signature Date: 2024-04-19 - 8:09:04 PM GMT - Time Source: server- IP address: 74.211.92.44

 Agreement completed.
2024-04-19 - 8:09:04 PM GMT