

DSROA Board of Directors Meeting –March 11, 2023

Meeting was held via Zoom Conference call

Meeting Minutes

1. Welcome- Cindi Olson, Board President. Meeting was called to order at 10:04 am.
2. Roll Call: Board members present, Cindi Olson John Harris, Larry Clarkson, Michael Jordison, Scott Koller. Kurt Jacobsen left to rescue a stranded motorist and is absent. Bart Battista is traveling and absent.

Anne & Gary Clark	144
Anthony Pagel	212
Brent Fullmer	117
Brian Castle	130
Bruce McQueen	101
Cade Hoff	83
Cyndi Pool	64
Denise Curry	242
Israel Whitbeck	274
Jeff & Tina Collins	121
Joan Smith	269
Joe Bosze	107
Joe McElroy	122
Ken Schulz	245
Nick Williams	295
Sally Miller	87

3. John Harris led us Prayer.
4. Presentation and approval of the February meeting, Scott Koller made the motion to approve the minutes with the one correction, Michael Jordison 2nd it. The voting was unanimous.
5. Property management report. Kurt Jacobsen, Kurt is off rescuing a stuck motorist.
6. Treasurer Report. Michael Jordison. The annual assessments are doing well, about 70 percent has been collected. We have 5 lots that are 2 years behind, and 33 lots that haven't been paid so far this year. Other than that everything is on target. It was asked why we paid for brush hogging when it wasn't on the budget. Michael said it was a carry over from the year before where it was budgeted. That happens when the invoice is handed in after the year, the funds for the work was carried over from last years budget.
7. Roads, John Harris. John went over the tentative road plan., it includes taking down trees and brush that block the sun from melting the snow, and drying out the roads, unplugging, and putting in culverts where they need to be, (still to be determined) bigger culverts where the smaller ones have been washed out. The Road grader has been repaired and we are looking forward to getting a lot of the roads graded, and sloped so the water will run off properly, and not just stand or wash out the roads. And gravel the areas that need it the most. Because of all the snow, we will have to wait for the specifics. We will be having a executive meeting to flesh out this tentative plan that we have proposed, and will talk about it in more depth in our next

meeting. If there is specific areas that need to be done that is not in the upcoming plan, you can submit the area in question. And we can put it on a work order. Then with the road plan, we can prioritize all the areas in question. We realize this will be a continuous work in progress.

8. Water. Bart Battista is not here, so we will table the water for now.
9. Any thing more from the board members?
 - a. Kurt Jacobsen. Not here
 - b. John Harris. Nothing more.
 - c. Larry Clarkson. Nothing more.
 - d. Micheal Jordison. Nothing treasurer wise. There will be a Solar eclipse on Oct 13, of this year, at 8:00 am. It's called the ring of fire. I just thought it would be fun to watch.
 - e. Scott Koller. Nothing more.

10. Open meeting.

a. Gary Clark lot 144. Asked about the water situation on lot 145 and the others affected with the water pressure problem. Since Bart and Kurt aren't here it wasn't discussed. But he was assured that the water committee is still working on it.

b. Brian Castle. I was just going to talk about the broad hollow project. That that's not really being prioritized ahead of the rest of the Ranch. Because basically, it's a self-funded project. The people on broadhollow are the ones paying for it. We are also the ones doing the work. And we are the ones contract tracking with the subcontractor to do the work. The only thing we asked for was permission to do it and assistance from the ranch budget as much as would be allowed. Like for culverts, gravel.

c. Do we have a reserve fund? Have we had a reserve study? Does our CCNRs cover this? Michael Jordison, answered, Yes , there is a reserve. I don't know that an official reserve study has been done. It may have, I don't know that answer. Something else to consider, having a reserve study done does cost money. Just another thing for the board to consider.

d. Brent Fullmer. Projects that need to be completed, Old windmill site, needs a new pump, the electrical for the cabins needs completing. Where the roads are such a mess and needs a lot of work and money, maybe the board can consider selling some of the 4 DSROA lots to fund road work that needs to be done. Just something for the board to think about.

11. Nothing more, Cindi made a motion to close the meeting, John seconded it. All approved. 11:25 am

The Next Board meeting will be April 8, 2023 at 10:00 am

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Submitted by Scott Koller, Secretary, April 8, 2023

Cc: Danielle Clarkson, all board members.