

## DEER SPRINGS OWNERS ASSOCIATION (March 14, 2015)

The minutes of the Board of Directors meeting held:

Phil Hall's Residence in ST. George, Utah at 10:00 AM

Name	Position	Responsibility	Term	Present	Absent
Phil Hall	President	Crawford	2016	X	
Robert Musko	Vice President	Roads & Fire; Slide	2016	X	
Jodi Akers	Treasurer	Finance, Legal, Water; Broad Hollow	2015	X (T)	
Joe Bosze		Equipment, Facilities, Cabins; Crawford	2015	X	
Bob Allen	Director	HOA, Reservations, Web; Podunk	2015	X	
Leland Gentry	Director	Agriculture, Wildlife; Podunk	2016	X	
Art Ortolani	Director	Activities, Security, Safety; Lower Ranch	2015		X

1. **Call to order:** Phil Hall called the meeting to order at 10:11AM with a prayer given by Phil for the breakfast. Members present were: Mike Duvall, Bob and Mae Woolsey, Brent Fulmer, Paul and Nancy Brayton, Keri Mayer, Renee Hall, Candy Bosze, Vance Green (T). Art Ortolani and Linda Alderman were absent.
2. **Minutes:** The minutes from the January 10, 2015 meeting were presented for review. Modifications were requested. When completed, the minutes will be posted to the website.  
 \*\*\*\*\* Phil Hall made a motion to accept the minutes with the changes. Bob Allen seconded it.  
Unanimous Passed
3. **Ranch Report:** Nancy Brayton reported on the cabins and the plan for updating 1 cabin each year. Garden Cabin was chosen this year to replace mattresses and other supplies. Furniture outside GC has been sanded, 15 folding chairs added and 12 new outside chairs to the headquarters.  
Paul Brayton reported more snow in 48 hours and that trees have many large broken branches. Headquarters are good but it is too early to come up to the cabins due to the roads that could be damaged from water and snow.
  - A. Rearranged store and included travel posters. Managers want to set up store for better business.
  - B. Fixed suspension that was broken on the trash trailer.
  - C. Compressor on generator was replaced; job is done.
  - D. They are putting together a log book for each cabin to include ranch information for members and guests. (Such as: Refrigerators and water heaters were replaced in 2008 and 2009.) Linda and Nancy are working on binders to include on how to light mantles etc.
  - E. Supplies are being bought early for the summer reservations since they are cheaper now. Gas and fuel have been delivered at a cheaper price as well.
  - F. **REQUEST:** Road repair into the headquarters needs road base about ¼ mile and road repair to generator shed and water vault. We need to hire out loader and dump trailer with rock brought in from the rock pit. Project was given a yes.  
**REQUEST:** Sign for ranch when you enter DSR on the top of the hill. Paul wants to use a very large rock from Colorado City costing \$300. Money was donated at the meeting totally \$240. A suggestion was

to put a request in the newsletter for the rest of the money and for the signage on the rock. Project was given a yes.

**REQUEST:** Modify and update the sign at the entrance to DSR with a newer version, 4X8 vinyl poster showing all ranch information. It would be put in the ground with cedar posts. Cost would be \$65 from Quality Printing in Kanab. It will also show lots for sale so we might contact the realtors for input of money. Sign will not say Cabin Rentals.

\*\*\*\*\* Bob Allen made a motion to have sign made. Phil Hall seconded it.

**Unanimous Passed**

**REQUEST:** Have a first aid kit at the Ranch Headquarters to include an Epipen for visitors at the ranch. Managers are CPR certified and can make first aid available. Put this in the Newsletter.

- G. Stickers are on order for DSR vehicles and ATVs. They are bright blue.
- H. Paul Brayton and Phil Hall were approached and discussed a new transmitter that could be a straight shot from Colorado City @ Moccasin Mt Tower to Phil Hall's lot for better communication. It could cost \$10,000 but could be a shared cost with 24/7 communication. Vance has spoken to Ben from Colorado City. We will look into this further.
4. **RULES AND REGULATIONS:** Phil Hall reported that at the last meeting the board worked to review and update the existing Rules and Regulations. They were asked to clarify items for wording and return to March meeting for final version. Linda added new wordage to board members for review.
- A. Discussion followed. Board wants a check box on the liability form to show members received and understand their responsibilities at the ranch. Phil Hall and Jodi Akers will get a version of a liability form used by Phil Hall and get legal advice. Also they want to have a check box on the receiving and understanding of the new Rules and Regulations possibly when the assessments come out.
- B. Discussion was on changing 2.01 with check in for camping with requesting the usage of showers. \*\*\*\*\*Phil Hall made a motion to leave it as it is written. Robert Musko seconded it.
- Unanimous Passed**
- C. Discussion was on 1.17 (c) with firewood furnished for the cabins
- D. Discussion was on horseback riding and if it should be included in the new version. The Hunt family sent paperwork concerning having horses at the ranch to Linda but it has not been received. It must contain a liability waiver, charging system, his license and/or how it will be subsidized. DSROA would also need to have additional insurance. Mike Duval will send a copy of his waiver for the board to review.
- E. Phil Hall proposes that the newest version be reviewed and be ready for the final so Vance can get it on the website. The board was given 1 week to get back to him. Linda will put in her final version. \*\*\*\*\*Phil Hall made a motion that the new Rules and Regulation be ready for April 1<sup>st</sup> for all fees to be enacted. Leland Gentry seconded it.
- Unanimous Passed**
- F. Discussion was on the situation with Ole Lindgren and his lease for goats on DSROA. Ole contacted Phil Hall and the board listened to the taped conversation. Ole believes he still has 6 years of grazing from his 7 year lease and wants to continue on Broad Hollow and Slide Canyon. The board needs to see the lease agreement. Paul Brayton reported that there were problems with the goats grazing in 2008-2009 with the animals' destruction of fences, many dead goats, and not staying within the terms of the lease. Board needs to review if any money was given to Ole to break the lease. Phil Hall proposes that there be research done on the lease documents and have this information ready for next meeting. He will work with Leland Gentry and perhaps get legal advice. Paul Brayton will call John Southwick (past President), Taylor Button (Director) and John Harris (Director).
5. **Financial Report:** Jodi Akers reported that 80% of the expected income has come in for 2015. The total income in the categories was exceeded by \$12,000.
- A. The budget categories that need to be watched due to being exceeded are: auto expenses, cabin maintenance, fuel (gas and red fuel), tools, water system repair. Paul Brayton will review how he lists extra trips with gas as it is over for travel. The 2015 budget for fuel is already 75% used up.
- B. Nancy Brayton will contact Jodi Akers on keeping a running total of consumable items. 2015 budget already shows 81% of budgeted monies for the cabins used up. It was subdivided into maintenance (\$5500) and furnishings (\$3500).

- C. Categories under budget were: legal, printing and postage, fencing, roads (should use all budgeted monies here), and crops. We ended short \$400. The store was in the black. Do not include sale of radios in the store.
- D. Culverts have been purchased and out of the budget monies.
6. **Water Resources:** Jodi Akers has been researching the water resources with many state personnel and sending this to Phil Hall. It has become very complex and is in the beginning stages and it is not at a point to satisfy the board or members. Phil Hall sent questions to Vance Green concerning these issues. A question arose that there might be a need for additional material to the by Laws #12. The committee needs more formal material like a policy and an application process. Phil Hall requested a roster of the water committee members. He will reply to Dirk Clayson.
7. **Roads:** Robert Musko had no updates on the MOU. Brent Fulmer had a conversation with Dirk Clayson concerning the County roads and snow removal specific to DSR as well as Lee Bellar not being able to get out. A meeting will be set up with Bert Harris; the County may be willing to do work also on Meadow Canyon Road. Brent will assist in a possible road agreement with the County if DSR would supply the extra fuel required to grade the road and have access out of DSR. The County could also gravel in the bad areas if the Utah State Legislature Session can get the funding. Many thanks to Brent Fulmer for keeping us updated with the snow problems. Robert will contact Linda Alderman concerning the Title V contacts.
- A. RCP was purchased; the 8 pieces are 30" concrete. It was \$200 delivered.
- B. The BLM gravel pit still is \$.50/cu yard for members and \$1.00/cu yard for nonmembers. These prices should be included in the new Rules and Regulations. The Gravel Pit policy is updated on the website.
- C. Robert Musko plans to make an inventory on all ranch roads and culverts with pictures put on a DVD. Then he would GPS the culverts to show where they are located.
8. **Equipment and Cabin Maintenance:** Joe Bosze questioned the total bill submitted by the managers concerning the maintenance items (and mattresses) for the Garden Cabin. It was changed to reflect the charges to be much lower and the monies still available. Nancy Brayton will submit a new price list. A tool box for the truck was bought and delivered to Paul Brayton. Cabin 3 will require \$3500 - \$4000 to repair the steps and landings. We might not be able to get it completed this year; this means it still must be repaired.
9. **Reservations, HOA, & Communications:** Robert Allen will put a container on his lot and fill it with firewood. He will observe property lines and drainage points. Discussion was on the water meeting in ST. George concerning the Podunk water and Mud Springs. The bylaws state changing the points of diversion from a well to a well, not a spring and proofing it up. Val Cram has a plan approval done for this. The water committee will review. After committee has the papers ready they will present to Val Cram and then to the Board.
10. **Agriculture and Wildlife:** Leland Gentry spoke with Doug Hunt and states that he plans on bringing the cattle in but will determine the numbers as to the grass feed, maybe 100. DSR was in compliance with the lease last year by fixing a few fences in need of repair. The Hunts also repaired fences for about 3 days.
- A. BLM fees were not increased.
- B. Paul Brayton will spray the rabbit brush.
- C. Wildlife Division issues tags based on the 20 acres or more that are grown and cut (agriculture farmed and harvested and 600 acres as rough land). Tags are sold off every year; DSR gets a cut of the money. It was discussed if we were getting our share of this money due to all the brush hogging the ranch has been doing (PLOA program). Contact Bruce Bunting and Larry Clarkson for information and for updated assessments.
11. **Ranch Activities, Security, Public Safety:** Art Ortolani was not present. No information.

\*\*\*\*Phil Hall made a motion to adjourn at 1:15 PM. Leland Gentry seconded it.

**Unanimous Passed**

**Board members are being asked to inform the board if they will be able to make the next meeting 10-14 days prior to the meeting.**

**The next meeting is April 11<sup>th</sup> at 1:00PM at the Ranch Headquarters (outside if weather permits or in the Garden Cabin.)**

