

DSROA Board of Directors Meeting-April 8, 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.
2. Roll Call: Board members present, Cindi Olson, Kurt Jacobsen, Michael Jordison, Larry Clarkson, Bart Battista, Scott Koller. Absent John Harris, III.

Brian Castle	130
Gary Clark & Anne Dayton	144
Ben Collinwood	227
Joe Bose	107
Brent Fullmer	117
Brian Castle	130
Clark Elwood	61
Cyndi & Keven Poole	64
Jeff & Tina Collins	121
Mark Smith	245
Karen Frei	13
Kathy Pierce	23
Ken Schulz	192
Bruce McQueen	101
Vance Green	155
Joe & Arlene McElroy	122
Israel Whitbeck	274
Marco Parrotto	146
Sally Miller	87
Jill Green	180
Joan Smith	269
Mark Wery	230
Mike McNichols	270

3. Kurt Jacobsen, Prayer.
4. Presentation and approval of the March 11, 2023 Meeting. Scott Koller made the motion to approve the minutes, Kurt Jacobsen 2nd the motion, voting was unanimous.
5. Treasurer Report: Michael Jordison, not much, the budget sheet goes out before each meeting. We are about 90% on our assessment. So there are still a few outstanding. There are a few line items that are over budget so far, but as a totality if you go to the bottom, you know, we are three months in, and we are just barely over a quarter of our budget. So I think we are on target, things are looking fine. Is there any questions? Has there been any action taken on those who are more than 2 years over on their assessments? There has been a letter sent out for them to contact Cindi to make arrangements to get them caught up, but have not heard back from any

of them. If we don't hear from them in the next month, we will contact Barry to see what actions to take next. Nothing more.

6. Property Management: Kurt Jacobsen. The weather is warming up. I have been knocking snow off the roads where I can, and made an effort to get to the ponds. I got about 100 feet past the last cattle guard then turned around so I wouldn't get stuck. Headquarters has been graded and is ready for gravel. The dump has been closed the last 3 weeks, so the garbage has been backing up, I just took a load to the dump, and will take another one the first of next week. We are working on opening the cabins, they open on the 17th where we have a reservation. The renovations of cabins 9 & 10 are coming along. Larry picked up the tile for the showers, and the counter tops, I should be getting to those in the next few weeks. They are looking really, really good.. The GMC truck is having a problem with the rear end, it is at Bowmans, so we wont be using it until we figure out what is wrong with it. Any more questions for Kurt? Brian from lot 130 wanted to know when the J station would be opened? Kurt said he will be looking at the weather, and when we are sure we are done with freezing temps, and the lows will be in the 40s we will get it opened. The second question, when will the slash pile be getting burned? Brent interjected that he has sent emails to Spencer, and to Derrick, and have not heard back from them yet. Brent said he would try and get ahold of them, and try and get it burned as soon as possible. Another question was asked, they wanted to know how much fuel was it the tanks, Kurt said he hasn't measured it and didn't know right off hand. It was suggested that now would be a good time to get fuel since it was lower in price than it has been for quite some time. Kurt said he would be getting a fuel order together in the next week or so, and if anyone would like to piggyback onto the delivery to get a better price, to let Kurt know. Mark made a statement that he was frustrated with hearing about our equipment always being broke down, and suggested that we come up with a plan to fix or get rid of some the equipment that can't be fixed and hire out what needs to be done. And that there needs to be a plan to keep the equipment up and running....and that was his two cents worth...
7. John and Sunshine are both sick and couldn't be with us. So we will be going over the Roads without John today.
 - a. The first priority will be to gravel around headquarters, since it is the driest and more people use it more than anywhere else.
 - b. The culverts at Crawford and Meadow Canyon junction that washed out twice last year and the year before. There is three feet of standing water right now, and there is still a lot of snow to melt and come down. So as soon as the weather permits.
 - c. Also cleaning out alot of the other culverts as soon as we can get to them, its easier to get them cleaned out when the water is running, it just depends on being able to get to them. We will have to evaluate that on a day to day bases.
 - d. From the gravel pit to Broad hollow turn off, we will probably have to do that section of road in two phases.
 - e. While discussing the roads, Larry made this comment. Maybe right now is the best time to really just quickly mention to all the members that are on and who may listen to this. Deer Springs Ranch Owners Association road budget is a simple maintenance budget to provide kind of a one time of year grading. Anything over and above and beyond that is going to have to be funded through special projects or by neighborhoods such as the broad hollow group that have funded improvements

that will not only directly benefit them, because they travel in and out of their to their personal lots. But all of the ranch members that travel in and out and through broad hollow to get to slide Canyon, or from slide Canyon to meadow Canyon,. So anybody that wants or is concerned about a particular areas of Crawford , or Podunk or Slide Canyon, or Pipeline Canyon, they need to be the ones that instigate this. It is what we would like or this is what we need. And definitely if it's something you need. You're going to have to participate on paying for it. Because the DSROA annual assessment portion of the budget that goes toward roads, only gets you what you've gotten in the past. And that's all it's going to ever get you in the future. Unless we make drastic changes to what we do with the budgets.

- f. Her is the projected cost of some of the road projects that we have discussed.
 1. Gravel form the gravel pit to put around headquarters: \$300.00
 2. Cattle guard at headquarters entrance: \$200.00
 3. Crawford & Meadow Canyon junction: \$9,800.00
 4. The forest gate culverts:\$20,000.00 to \$22,000.00
 5. Gravel for Broad Hollow: \$1,500.00 to \$2,000.00 Larry made a motion to put a cap of \$2,000.00 for fuel expenses for Broad Hollow, which is a member funded road project. Michael 2nd it. The motion carried. This motion also included other self funded road projects on the Ranch.

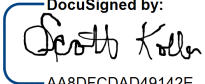
8.Water: Bart Battista, we have two water projects going on right now. One is the water rights analysis being done by Riley water consulting. He doesn't have a report yet for me, he plans to have a preliminary report for me in a week or two. And the second is the lack of pressure on the private connection that are coming off the tank. Sunrise engineering is working on the project right now, and have come up with a preliminary plan. The water committee is taking that preliminary plan and seeing what would work best for those involved. Gary on lot 144 wants to be included in the process, since a water tank may be placed on his property. Bart apologized for not getting back to him, and will make an effort to include him in any upcoming meetings, and meet up with him on the 17th when Bart will be out there. Sunrise engineering their proposal should be completed by next week. Mike McNichols made the comment that our water rights are the most important thing we should be focusing on right now.

9. Anything more from the Board members?

- a. Kurt: some of the fencing that was planned, should be started in May. Nothing further.
- b. Larry: DSROA received a check for just over \$4,400.00 for DSROA participating the Paunsaugunt Land Owners Association for the Elk unit.
- c. Bart: nothing further.
- d. Michael: We are working on upgrading the reservation system for the cabins.
And the Ring of Fire eclipse October 14th at 8:00 am instead of the 13th that I said last Meeting.
- e. Scott: Nothing further.

10. Cindi made the motion to close the meeting. Larry 2nd it, the motion carried. The meeting ended around 11:30 am.

11. The next DSROA Board meeting will be May 13, 2023 at 10:00am

DocuSigned by:
 6/14/2023
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Submitted by Scott Koller, Secretary, May 13, 2023

Cc: Danielle Clarkson, all board members.