

**Minutes of the DSROA Board Meeting held April 9, 2022 10:00 am.**

**a. Welcome – Mike McNichols, Board President**

- i. Prayer
- ii. Silent Roll Call was performed by Jennifer Schaerer after requesting identification of unknown zoom participants: Members present:
  - a. Mike McNichols (270)
  - b. Jennifer Schaerer (038, 039)
  - c. Kurt Jacobsen (90)
  - d. Joe Bosze (107)
  - e. Cindi Olson (017)
  - f. John Harris (163)
  - g. Bruce McQueen (101)
  - h. Jeff and Tina Collins (121)
  - i. Kevin & Cyndi Poole (64)
  - j. Joe & Arlene McElroy (122)
  - k. Joan Smith (269)
  - l. Brian Castle (130)
  - m. Kathryn King (daughter/trustee for Larry Baer) (139/140)
  - n. Mark Wery (230)
  - o. Taniesha Spor (34/93)
  - p. Karen Frei (13)
  - q. Jesse Mink (197)
- iii. Mike informed all that the meeting is being recorded. Zoom participation guidelines for transcription; please state name when speaking so the transcription will include identification. Online chat is also available in zoom for making comments or asking questions.

**2. Presentation and approval March meeting minutes – Cindi Olson**

- iv. A motion to approve the minutes for the March 19, 2022 meeting was made by Cindi Olson, seconded by Mike McNichols and the minutes were approved unanimously.

**3. Treasurer Report – Joe Bosze**

- v. There is \$160,313 in checking acct, \$61,193 in savings, and \$4270 in special savings
- vi. 92% of member dues has been collected so far.

**4. Office Report – Jennifer Schaerer**

- vii. This is the first month YTD Budget to Actual report, it will go out with the monthly Board Meeting agenda from now on. Additional questions should be submitted to the Treasurer.
- viii. Jennifer reminded everyone if they want to haul water from HQ, they need to go to the website, download the water hauling contract, complete it and send it to her at dsroa@deerspringsranch.org. She will send an invoice. Everyone who wishes to haul water should check in with Kurt the first time they haul water and must understand that the water is for culinary use only, not for agriculture.
- ix. Jennifer requested all members who wish to reserve a cabin to use the website as much as possible to determine availability and learn about the cabin use policies which can be found on the cabin reservation form. She has limited time available to assist and cannot take payment over the phone. The new cabin reservation system will launch in June.
- x. Meeting minutes are posted on the website about 5 weeks after the meeting took place as they need to be approved at the following meeting. The recording of the meeting is posted within a few days of the meeting date. All meeting minutes have been posted with the exception of last August.

#### **5. Property Management Report – Jacobsen Management, LLC**

- xi. Comfort station is open now.
- xii. Regarding the store: Children's hats are available and Kurt will be selling bottles of water, both drinking and distilled.
- xiii. Cabins are on track to open on schedule.
- xiv. J station is operational. There are some leaks but he will be fixing those.
- xv. Kurt reminded everyone to keep their driving speed below the limit of 25 and 15 around the cabins and HQ.
- xvi. The grader will be fixed after Jed finishes working on Larry's cat. The backhoe won't start Jeff Bowman is also going to come up next Wednesday or Thursday to hopefully get it running.

#### **6. Brief report of area of responsibility, by each Board Member**

##### **a. Mike McNichols**

- xvii. Mike will be on the ranch much more often as he has sold the place in Henderson, NV.
- xviii. the wildfire mitigation program that the board approved with Kane County last year is still in process. That work will be getting done here in the near future. We do not have exact dates yet. They will be cutting down old dead trees and removing brush adjacent to the roadways, making sure that if there ever is a fire up here at the ranch, that the roads are easily accessible

to all of the fire equipment. And it's work that we as owners do not have to pay for.

- xix. Water committee met by zoom call last Tuesday night. Water rights are a complicated topic but Vance Green had written a comprehensive document on the subject. The water committee will review the document for accuracy, make sure it is up to date and then post it on the website to ensure all lot owners can understand their options. Mike wished to publicly thank Vance.
  - xx. Neighborhood committees of volunteers will be set up to determine needed road signage for both safety and road names/neighborhoods.
  - xxi. Parcel delivery location is being set up. The Ranch will pay the initial costs and participation by lot owners will be billed by the month or annually during which time they will each have an access code. A question on this topic was raised later in the meeting about package size restrictions and Jennifer answered that there is plenty of room but that size will be restricted by the type of delivery needed; no pallets, or anything delivered by a large freight truck such as washer/dryer. Also that it is unclear if USPS would be able to deliver to the locker.
  - xxii. Mike asked Jennifer to update everyone on the plan for a USPS delivery box to be located in Johnson Canyon. Jennifer informed all that it has been rediscovered that DSR does have a designated Kanab address. This would allow the Ranch to have batch mail service whereby a DSR representative would collect the mail then sort it. Many decision are yet to be made on how exactly this would function. One thing for certain, only envelopes could be delivered in the batch, no packages or bubble padded mailers.
  - xxiii. There will be a town hall meeting on Saturday, July 9 for the purpose of sharing knowledge of septic installations, water catchment, hauling, storage, well drilling, etc. There will be prepared information for attendees and an opportunity to participate by Zoom.
  - xxiv. Some work has been done already at the gravel pit to make gravel available. That is not the end of the work to be done there this year. Be aware that there are established policies and procedures and costs associated.
- b. Kurt Jacobsen
    - i. Nothing further except that he will be BBQing for the Town Hall meeting, everyone should bring a side/dessert.
  - c. Cindi Olson
    - i. Thanked Kevin and Cyndi Poole and said she will be workcamping starting Easter Sunday. Another workcamper, Pat will show up on April 22. Thanked Larry in absentia for finishing up the RV pads in time.
  - d. Joe Bozse
    - i. Nothing further except asked Kurt which cabins are currently ready for occupation; answer was 6, 7, and 8. 9 and 10 will be ready by the 15<sup>th</sup>.

- e. John Harris
    - i. Work has been done to make gravel pit accessible.
    - ii. Larry has been working on grading and on some culverts that had become plugged.
  - f. Kathy Pierce
    - i. Not in attendance.
  - g. Larry Clarkson
    - i. Not in attendance.
- **7. Adjournment**
- a. Next Board Meeting: May 14, 2022, 10 am at the Ranch. For the first time, the meeting will be Zoom accessible; weather and technology permitting.

DocuSigned by:

*Cindi Olson*

5/19/2022

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Submitted by: Cindi Olson, Secretary April 10, 2022

Cc: Jennifer Schaerer, all board members.