

Board Members	Officers	Areas of Responsibility	Representing your Neighborhood	ATTENDANCE
Barry Clarkson	President	Communications, Legal, Water	Upper Slide	PRESENT
Kurt Jacobsen	Vice -President	Headquarters, Cabin Renovations	Crawford East	PRESENT
Joe Bosze	Treasurer	Cabins (upper), Equipment Maintenance	Crawford West	PRESENT
Kathy Pierce	Secretary	Cabins (lower), Reservations,	Johnnie Brown	PRESENT
John Harris		Fire Protection, Public Safety, Security, Roads	Meadow Cyn, Pipeline	PRESENT
Brad Hunt		Agriculture, FB, Web Dev, Cabin Renovations	Lower Ranch	PRESENT
Larry Clarkson		Equipment Operations, Fishing Ponds, Wildlife	Lower Slide	PRESENT

DSROA Board of Directors Meeting Saturday, May 9, 2020 – DSR Headquarters

An executive session was held prior to this meeting

1. Welcome/Prayer/Roll Call

- 1.1. The Board and Members were welcomed by Association President, Barry Clarkson. A prayer was offered in the executive session.
- 1.2. Roll call was conducted:
 - The following Board Members were present: Barry Clarkson, Larry Clarkson, Kurt Jacobsen, John Harris, Joe Bosze, Kathy Pierce, Brad Hunt.
 - Others present: Dale Clarkson, Brent Fullmer (Lot 117), Jeff & Tina Collins (121), Byron Averett (Lot 3), Jeff Michelsen (Lot 113), Cindi Olsen (Lot 17), Tammy Hunt, Bob Headman & Marni Headman (Lot 150), Karen Frei (Lot 12, 13), Kurt Jacobsen (Property Manager)
 - Others present by teleconference: Vance Green (Lot 155, 156), Scott Koller (Lot 15), Ron Littlefield (Lot 274), and Mariah Wheeler (*Office Administrator*).
 - Board Member(s) not present: None

2. Presentation and Approval of Minutes –

- 2.1. The Board Meeting Minutes from the April 2020 meeting were prepared and presented to the Board by email prior to the meeting. Kathy Pierce motioned to accept the minutes. Larry Clarkson seconded. The motion passed unanimously.

3. Treasurer Report – Joe Bosze, Board Treasurer

- 3.1. Association Dues: 83% of Association dues have been received.
- 3.2. Bank account balances reported as follows: Operating Account \$119,875 balance and \$59,058 in savings, with the special savings account at \$4,261.00.

4. Office Report – Mariah Wheeler

- 4.1. Cabin Reservations stalled out, but are now picking up with most reservations being held in June and July. Reservations are not at the same level as in previous years.
- 4.2. Water Hauling Members Approved: 20
- 4.3. Q&A: Kathy Pierce questioned the definition of water hauling members. Larry Clarkson answered that these are members who are authorized to haul their own water from the headquarters system. Larry Clarkson followed up by noting that a water hauling service on the ranch is not available at this time, but may be available in the future pending infrastructure developments.

*****The agenda of this meeting was not followed numerically, but for the sake of organization, the meeting minutes will be recorded here based off of the prepared meeting agenda*****

5. Property Manager Report – Kurt Jacobsen, Jacobsen Management, LLC

- 5.1. **Garden Cabin** – Marni Headman and daughter spent an entire day cleaning Garden Cabin ground level. The audience applauded the effort.
- 5.2. **Garden** – Has been developed and seed planting will begin soon.
- 5.3. **Store** – Is near completion and will be open soon.
- 5.4. **Q&A** – Larry Clarkson inquired for a friend if Ice would be stocked. Kurt Jacobsen will plan to have some ice available, but availability will be limited to his trips to town.

6. Clarification of Cabin 7 expenses as related to previous meeting – Kathy Pierce

- 6.1. Cabin 7 completion of the final details is soon. Some decking on the back and front need to be completed prior to first reservation. Kurt Jacobsen acknowledged and affirmed completion.

6.2. Kathy Pierce reviewed the report from the previous meeting where in a total cost expense for Cabin 7 was stated to be \$21k. Kathy Pierce noted that her actual budget was less than that and was spent in accordance to the budget she had been given. She stated her concern that the trade time certificates were not factual numbers and shouldn't be accounted as factual against her budget and that a separation of the budget outline previously given in the April meeting, be shared in the May meeting minutes. Kathy Pierce emphasized that the free cabin time for volunteers would not cost the amount that is identified in the trade value due to her information that several of the members would not use the cabin time they had earned (thus noted below as "at potential"). Kathy Pierce was further concerned that if a true value to value number were represented in the trade costs, the expense to the ranch would be four to five times higher than what is represented in the "trade costs" category. The following is the report, with italics added to emphasize the separation, that was presented in the April Board Meeting:

6.2.1. Cabin 7 – 2018 to 2019 Remodel Project

Materials Expense:	\$11,882
Trade Costs:	\$ 9,375 (<i>at potential</i>)
TOTAL EXPENSES:	\$21,257

Kurt Jacobsen shared that these numbers have come about as a deeper look into a category (Cabins) with consistent negative revenue, is being assessed for transparency and information for future decisions. Kurt Jacobsen noted that without the improvements, for the first year in a long time history, Cabins would have had a black revenue number. Kurt Jacobsen also noted that this exercise was not to pinpoint a person, but to identify practices that should be used for Cabin 6 and future cabin renovations.

7. Budget Reformat Plan & Proposal – Kurt Jacobsen

7.1. Presentation of Plan

7.2. Discussion/Approval of the proposal

This item was not pointedly discussed and will be moved to the June Board Meeting.

8. Discussion/Decision on Cabin Use – Barry Clarkson

8.1. Barry Clarkson opened the discussion with a question to Mariah Wheeler about how the cabin reservations were going. Mariah Wheeler reported that reservations have been picking up and the majority lie in June and July. Barry Clarkson noted that Joe Bosze had done research to discover how best to keep the cabin using member's safe and asked Joe Bosze to report his findings. Joe Bosze reported in short that the longest proven lifespan of the virus on surfaces was 72 hours. With this information, Joe Bosze had proposed at the previous meeting, to have a 4 day resting period between cabin reservations to allow the virus to die naturally, coupled with an increase in focused cleaning utilizing sanitizing solutions. Kurt Jacobsen noted his agreeance and plan. Brad Hunt shared his support of member responsibility and action, citing his support of opening the cabins up, without a resting period, and allowing members to use them and be responsible for their own sanitizing and cleaning and not relying on the property manager to clean each cabin following check out. Tammy Hunt shared that a cabin reservation email received by Doug Hunt, from Mariah Wheeler, was well written and easy to understand, clarifying member responsibility in "at your own risk" cabin usage, at this time. Vance Green suggested that the Health Department be contacted for direction. Brad Hunt requested that a sentence be added noting that cleaning agents containing bleach or other septic harmful chemicals not be flushed but disposed of outside the cabin, to the cabin reservation email in the current paragraph. More discussion was held with member input, including feedback from member, Cindi Olson who noted that unless there is a 48 hour rest period and sanitization of the cabins, she would not use, nor allow her family to use, the cabins. Mariah Wheeler also expressed concern that a resting period be maintained along with sanitization of the cabins as a proactive approach to caring for DSR members and the property manager of DSR. Barry Clarkson noted that the hospitality industry current guideline is a 48 hour resting period, along with sanitization practices. Larry Clarkson motioned that every cabin reservation have a 48 hour resting period following check out, that cleaning be focused on sanitizing, that members be notified of DSR action and member responsibility during this use at your own risk time, that the liability statement be expanded to contain information about proper disposal of bleach and other septic harmful chemicals be provided to members. Kathy Pierce seconded and the motion passed unanimously.

9. DSR Agriculture Plan – Brad Hunt

9.1. Brad Hunt opened the discussion requesting a separation of thought between the Agriculture position of a DSR Board Member and the Cattle Company representation.

9.2. Brad Hunt identified 6 areas of responsibility for the Agriculture Board position as follows: Erosion, Crop Management, Fencing/Cattle Guards/Gates, Weed Abatement, Water for Livestock/Wildlife, Restoration of Headquarters. Brad noted that historically, the DSR Agriculture budget, prior to 2016, was never used fully for Agricultural projects. Brad encouraged members to ask questions such as – what is the budget, what was it spent on, and/or where was the budget money spent. Brad shared his steps in accepting the Board Position in 2016 and forward, by meeting with the county agent and taking a tour of the ranch with the agent to identify areas of needed improvement. Brad also met with the NRCS and a plan was developed. Brad noted that he had documents for posting on the website and would be approaching Vance to have them posted on the website, so that members could access the Ag projects and see the plan and updates on each project. Particular discussion was held on weed abatement regarding thistle in Podunk, airport and upper meadow.

- 9.3. Switching hats, Brad Hunt shared regarding the Cattle Company that Doug Hunt Cattle Company is working to procure \$50k of potential money to benefit the ranch, noting that projects completed through Doug Hunt CC are mutually beneficial to Cattle Company and DSR, noting that DHCC doesn't need anything from DSR to finish out his contract.
- 9.4. Q&A: Discussion was held on fencing with concerns shared by Dale Clarkson regarding cattle around the fishing ponds. Dale Clarkson stated that the ranch was originally intended for the principal benefit of people. He had the fish pond area fenced off so that it could be an area for picnics and people. He suggested that the fish pond areas should possibly be mowed and then can be used for volleyball, softball and etc. A discussion regarding the location of fences and gates was held, primarily focused on Brad Hunt inquiring on those locations as he was not aware that the fish ponds were fence separately.
- 9.4.1. Kathy Pierce questioned whether fencing should be a neighbor discussion, with Barry Clarkson supporting the idea of an annual meeting between the neighbors, property owners, DSR representative and DHCC representative to assess fence issues in Podunk. Kathy Pierce questioned if agriculture budget money, particularly weed abatement money, was only to be used on common ground. Brad Hunt noted that ag budget money can be used to benefit both the private property and the common property. Kurt Jacobsen called for transparent communication noting the cattle lease and the clause stating that DHCC and DSR would together decide on mutually beneficial projects.

The following is the board approved changes to the minutes, as submitted by Brad Hunt and approved for inclusion unanimously by the Board of Directors, during the June Board of Directors Meeting.

9.5. Brad Hunt requested the following statements be included in the written meeting minutes: (Reference: recorded minutes, time stamped at 1:10:18 – 1:12:54) Please note some of the following statements are paraphrased for clarity.

9.5.1. Brad stated that never, ever have we (DSROA) gone over our budget for agriculture. And never, ever are we planning on going over our agriculture budget, for anything we are doing now or later. Brad expressed he is fighting for budgeted money already set aside for agriculture to be spent on agriculture. "Unless there's a need, like Coronavirus." Divert what you need, then back off and do what you can with what is left over.. He continued by explaining that over the next three years, he anticipates that through the Doug Hunt CC., approximately \$50,000.00 will be coming into the previously specified areas. He used the example of the recent purchase of permanent water troughs. The purchase was made in an effort to capitalize on the need to use our (DSROA) water, at the half moon reservoir. He noted there were some who asked, "Why did we spend that much money on water troughs?" Brad explained the reason we (DSROA) purchased the water troughs was in anticipation of moving forward on all of the already approved NRCS projects in these areas. He further explained the reason he was working on the water areas was that he knew he (DSROA) could get far more back. "We'll have paid for those water troughs 10x over before this is all done, with the money that comes into the ranch." He explained that maybe there are some who don't understand and may still be confused on how the NRCS program works. He welcomed anyone who had questions or concerns to contact him directly. He also suggested to hypothetically forget about the cattle contract, and focus on our (DSROA) responsibilities as agriculture managers for Deer Springs Ranch. Regardless of who serves on the board and is over agricultural, the six specified areas will need a plan and money and responsible management.

10. Discussion regarding use of common property – Kathy Pierce

10.1. Kathy Pierce reviewed her discussion held at a previous board meeting, regarding acquiring 4 Cumberland buildings to be placed on DSROA property north of the airstrip, to show as models for those at DSR looking for storage buildings for their lots. She proposed that Cumberland buildings could pay \$50/building sold, for use of the common lot as a show place. The conversation was opened up for member input by Barry Clarkson. Feedback was shared that providing this opportunity for one, also meant providing the opportunity for all, providing a sales lot, to which some members were not interested in. Some felt it would look untidy. Other members shared their feedback that perhaps an area could be common ground set aside as a "models" lot for a variety of items (solar, buildings, 4 wheelers, etc) or a space provided for posting advertisements. Kurt Jacobsen noted that he is building a job board and will be providing a place for anyone to post information about services offered or needed, at ranch headquarters. It was decided that ongoing conversation would continue on this topic.

11. Brief report of area of responsibility, by each Board Member – (also included the call for budget cuts from each area)

11.1. Barry Clarkson

11.1.1. Budget cuts – Legal Fees could be cut down due to Clarkson and Associates providing free to DSROA, delinquency collections. Barry clarified that delinquency fees are paid by the member. This budget could be cut back to \$1,000. The Half Moon Well water project slated for this year could be postponed, providing a budget postponement of \$15k.

11.2. Kurt Jacobsen –

11.2.1. Budget cuts – Cabin 6 project will be postponed giving back \$11k to the budget. However, Kurt will continue to prepare Cabin 6 for the improvements but gutting the cabin and utilizing on hand items. Kurt will also postpone the Blacksmith shop improvements, providing \$3,500 back to the budget. Finally, Kurt requested that the Board consider allowing him to spend between \$2,500 and \$3k dollars for a sprinkler system for headquarters and the

corrals. A member shared concern this was a luxury. Kurt shared that it would be an efficiency of his time improvement. A final decision was not made.

11.3. Kathy Pierce

11.3.1. Budget cuts – In coordination with Joe Bosze, \$2,800 will be returned to the budget for cabin furnishings.

11.4. Larry Clarkson

11.4.1. Budget cuts – The fish fee has been waived (\$2,300) due to Dale Clarkson being willing to purchase the fish for the ranch. The fish will be delivered late May or early June. \$4,500 of improvements for the ponds, expected to be completed this year, will be postponed, however, Pond 1 was noted to be of importance and \$1,5000 was granted to have Pond 1 renovated this year.

11.5. Joe Bosze

11.5.1. Budget cuts – see above, Kathy Pierce.

11.5.2. Report – Joe questioned Barry Clarkson if he had ordered the beds for Cabin 3 and the delivery date. Barry Clarkson noted he had ordered the beds and did not have a delivery date as of yet, but will find out. Joe noted the first cabin use is June 5.

11.6. John Harris

11.6.1. Report – County has graded all the way up meadow canyon road to the back gate and slide canyon. They look great.

11.7. Brad Hunt – No further reports and did not offer budget cut areas at this time. Shared concern that a restoration of headquarters be a coordinated effort to make sure improvements were clear.

12. **Adjournment** – In conclusion of the budget conversations, Barry Clarkson called for the membership to volunteer.

The meeting was adjourned by Barry Clarkson with the next meeting to be held at Ranch Headquarters, June 6, 2020 at 11:00am, with an executive session to be held prior at 10:30am. Kurt Jacobsen will be providing a BBQ lunch following the meeting.

Kathy Pierce, DSROA Secretary

DSROA Board of Directors:mw