

DSROA Board of Directors Meeting-May 13, 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,

a. Cindi Olson	17
Kurt Jacobsen	90
Scott Koller	15
Larry Clarkson	76
Michael Jordison	67
John Harris	163
Bart Battista	Absent

Aaron/Kristina Long	218
Anthony Pagel	212
Ben Collinwood	227
Joe Bosze	107
Brent Fullmer	117
Brian Castles	130
Bruce McQueen	101
Byron Everett	3
Gary Clark	144
Jeff/Tina Collins	121
Jeff Michelsen	113
Joan Smith	269
Kevin/Cyndi Pool	64
Mark Smith	245
Mike McNichols	270
Vance Green	155
Kelsie & Cal Boettcher	277
Dawnell Valdez	96
Israel Whitbeck	274

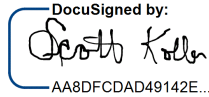
3. Opening Prayer: Kevin Poole
4. Presentation and approval of the April 8, 2023 Board meeting. Scott Koller made the motion to approve the April 8, 2023 meeting minutes with 2 additions, one the funds received for DSROA participation in the Paunsaugunt Land Owners Association for the Elk hunt. And the revised Road Plan for 2023-2024 is attached. Larry Clarkson seconded the motion. It passed unanimously.
5. Treasurer's Report. Michael Jordison. Since we are a cash accounting versus accrual, the profit and loss goes out as of the day it's run. So basically what that means is, we do have some front heavy checks that go out at the beginning of the month. And if you were to run the profit and

loss for, say, the end of April, it's going to be a lot different than if it's run the week before the meeting the second weekend, because we do have that front heavy bills that come due at the first part of the month. And all of those go out at the first part of the month. So it looks a little overstated. At the beginning of May, but by the end of May, depending on what comes through, I mean, we're getting into summer now where there are going to be more things getting done and more payments going on. And that kind of stuff that under normal circumstances, it's a little front heavy at the beginning of the month, which makes it look a little high. Beyond that I have not had a chance to look at it this month.

6. Property management report. Kurt Jacobson- Okay, so first off with cabins 9 and 10. The showers are tiled, the shoe floors need to be dry packed and laid and the curbs. And I will be doing that next week. The countertop boxes are almost all made, and will be pouring on Monday. And those will be installed by Thursday. And that will complete cabin 10. And then cabin 9 has to finish the trim and laying the floors. The lower cabins have a lot of repairs and maintenance items that have to be done so we can open them on time. The upper cabins, cabin 3 is currently open and occupied, 1 will be ready by Monday. Cabin 4, I am making the little piece of counter top that is missing, the same time I am pouring the counter tops for 9 & 10. Cabin 2 the mice and pack rats got in over the winter so I'm in the process of getting that cleaned up, and fixing where they are getting in at. The RV sites 1 & 3 are now leveled and ready for use. We just have to plan the location of the next 3 that will be for member use. Brent and I, and others have been working on getting the electrical building up and running. The roads are acceptable but are still muddy in places, as soon as cabin 9 & 10 are completed I will be getting back on doing some more road grading. We are planning to make some improvements to the 2.89 acres of the ranch headquarter, by remodeling the entrance by putting some new poles and cattle guard in and some fencing so the headquarters will be a cattle free zone. Fencing out at Podunk will start the first of June.
7. Cindi Olson-
 - a. I want to acknowledge Kelsie Boettcher, she did a beautiful job on the newsletter. If anybody has seen it, it's very nice. She took a lot of wordy content and turned it into an interesting and very attractive newsletter. So my thanks goes out to Kelsie for that
 - b. Michael and I have been working on the reservation system for the cabins. We have looked at a lot of them and we decided to go with Firefly, we don't have to sign a contract, so we can use it through the summer, and if we don't like it, we can go another direction if it doesn't work out.
 - c. RV pads for member use is still in the planning stages, we are wanting to put them so there is water and septic available. There is a possibility of putting some on association property, that where there will not be water or septic, but I don't know how many people really would be interested in that.
 - d. We are looking for someone to volunteer to set up for our board meetings. It can't be a board member because they are usually tied up in executive meeting when things need to be set up. Brent Fullmer said he would do it if no one else volunteered.
 - e. Along with the notification of the board meeting was sent out a copy of a flowchart that is DSROA work order process that we are developing. The idea behind this is that neighborhoods might want to do big projects, individual members might see work that

needs to be done around the ranch and needs the property manager or the board to do the work or make a decision and this is a way that it can be documented and tracked.

- f. I was notified that we need to call for nominations for the board. There will be elections in September this year, we would like to do things a little bit differently and have a Meet the Candidates in August, before voting has commenced. Pretty traditionally, we have had the Meet the Candidates at the big annual meeting, which is great. But half the people have already voted. And it is too late, you know, to change your vote, and it just doesn't make sense to us. So we would like to do a preliminary and meet the candidates in August at the board meeting. So people can meet and ask questions of the candidates.
8. Water- Bart Battista is absent. We won't be going into any details on the water system without Bart not being here. Just to let you know we are sill working on a solution to the water pressure problem for the lots that are hooked up to the water system. The water committee is still working on the best and affordable way to proceed.
9. Roads-John Harris- Larry is taking care of things pretty good, He is going to make me look good, because he has told me what he has done. And that is the only reason I am able to report to you at all. I will be back to the ranch this next week and will be able to check things out to see where we are. But meanwhile Larry has had my permission to work on the roads where he thinks they need it the most.
10. Larry Clarkson. The only thing I have to report is our fish for the ponds will be delivered on the 30th of May.
11. Scott- Nothing further
12. Cindy made a motion to close the meeting, Kurt & John seconded it. Meeting ended at 11:31 am
13. The next Board meeting will be June 10th at 10:00 am

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8/21/2023

Submitted by Scott Koller, Secretary, June 10, 2023
cc: Danielle Clarkson, all board members.